

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 18, 2021 @ 6:00 PM
COUNCIL CHAMBERS



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <https://bit.ly/36Poa8H>

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email PlanZComments@surpriseaz.gov. Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Commission Chair during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-3030 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The Commission Secretary will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Commission Chair during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Commission Chair for public comment or after an agenda item has otherwise concluded.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the February 4, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

2. District 1 Consideration and action to approve or disapprove the rezoning of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), amending development standards, and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718. Rob Kuhfuss
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

3. District 3 Consideration and action to approve or disapprove a preliminary plat for "Fulton Homes at Prasada," Case FS20-363. Joshua Mike
Community
Development

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: March 9, 2021 at 5:30 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 18, 2021 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the February 4, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the February 4, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2-4-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 4, 2021 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Dennis Bash called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 4, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum and Commissioner Kevin Sartor.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided an update on Project Baxter and the Kansas City Royals Housing projects. Mr. Boyd also notified the Commissioners the February 18, 2021 Planning and Zoning Commission Meeting will be canceled due to no items on the agenda.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the January 7, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the January 7, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 6 - Consideration and action to approve or disapprove a Site Plan for Kiff Enterprises - J Bugs, generally located on the southwest corner of Dysart Road and Sweetwater Avenue subject to Conditions “a” through “d.”(Case FS20-567)

Hobart Wingard, Current Planner, presented item 2 to the Commission.

Owner Gary Vogl was on the conference line and available to provide feedback if necessary as it pertained to the project.

Commissioner Sartor made a motion to approve a Site Plan for Kiff Enterprises - J Bugs, generally located on the southwest corner of Dysart Road and Sweetwater Avenue, subject to Conditions “a” through “d.”

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash requested a motion to adjourn. Commissioner Smith made a motion to adjourn. Chair Bash seconded the motion.

Meeting adjourned at 6:08 P.M.

Dennis Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____

Ashley Labhart, Commission Secretary

DATE:



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: March 18, 2021 Contact Person: Rob Kuhfuss
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the rezoning of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), amending development standards, and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718.

Motion:

Motion to recommend approval/disapproval of the Enclave II at Paloma Creek rezone subject to stipulations "a" through "c".

Background:

Kent Xander of Xander Lander, LLC, et. al. seeks approval of a rezone of approximately 4.98 acres from Residential Ranch (RR) to Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay. The PUD Overlay will amend certain development standards, while limiting the maximum density to 4.01 dwelling units per acre. The subject site is adjacent to the recently approved Paloma Creek zoning and preliminary plat requests, as well as the recently approved Enclave (I) project.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS20-718 Enclave II at Paloma Creek Rezone 03-18-21 PZ Staff Report
 2. 01 FS20-718 Enclave II at Paloma Creek Rezone Vicinity Map
 3. 02 FS20-718 Enclave II at Paloma Creek Rezone Case Map
 4. 03 FS20-718 Enclave II at Paloma Creek Zone Change Narrative
 5. 04 FS20-718 Enclave II at Paloma Creek Zone Change Outreach Summary
 6. FS20-718 Enclave II at Paloma Creek Rezone Presentation for 03-18-21 PZ
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

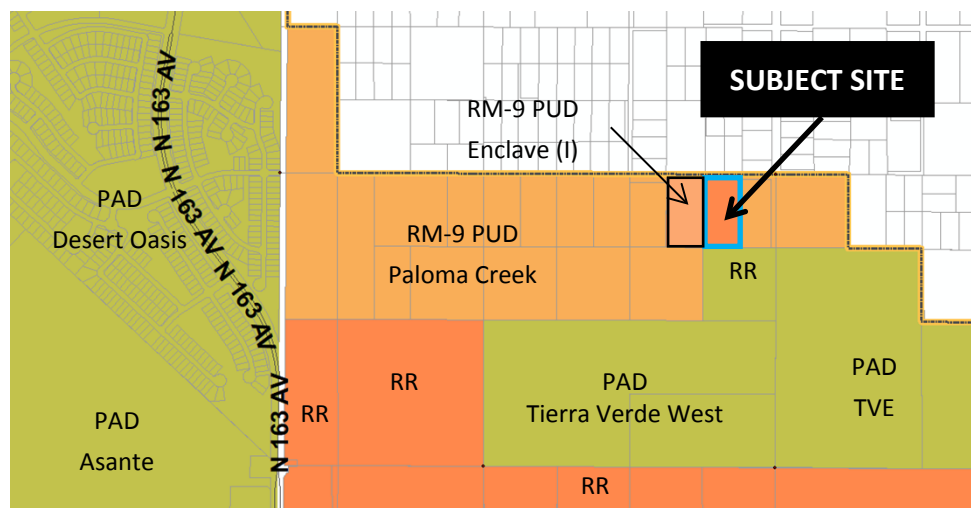
1 **Case:** **FS20-718**
2
3 **Project Name:** Enclave II at Paloma Creek Rezone
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **March 18, 2021**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Xander Lander, LLC, et. al.
13
14 **Applicant:** Kent Xander
15
16 **Request:** Rezone from Residential Ranch (RR) to Residential Medium Density
17 with a Planned Unit Development Overlay (RM-9 PUD) amending
18 development standards and limiting residential density to 4.01
19 dwelling units per acre
20
21 **Site Location:** Generally located south of the Frontier Road alignment and west of
22 the 155th Avenue alignment
23
24 **Area:** 4.98 acres (approx.)
25
26 **Density:** 4.01 DU/Ac. (approx.)
27
28 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
29
30 **Support/Opposition:** None known
31
32 **Staff Recommendation:** **Approval**, subject to stipulations "a" through "c"

PROJECT DESCRIPTION:

Kent Xander of Xander Lander, LLC, et. al. seeks approval of a rezone of approximately 4.98 acres from Residential Ranch (RR) to Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay. The PUD Overlay will amend certain development standards, while limiting the maximum density to 4.01 dwelling units per acre. The subject site is adjacent to the recently approved Paloma Creek zoning and preliminary plat requests, as well as the recently approved Enclave (I) project.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surrounds.



BACKGROUND:

September 5, 2019: The City Council approved the annexation of the subject property under case FS18-149.

October 15, 2020: Staff reviewed the subject request at a Concept Review meeting under CR20-633.

November 4, 2020: The applicant filed the subject request under Case FS20-718.

January 25, 2021: The applicant held a Neighborhood Outreach meeting for this request.

CITIZEN OUTREACH:

The applicant held their Citizen Outreach meeting in a virtual format on January 25, 2021. One individual attended the meeting and offered no objections after having his questions answered by the applicant. The Outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements.

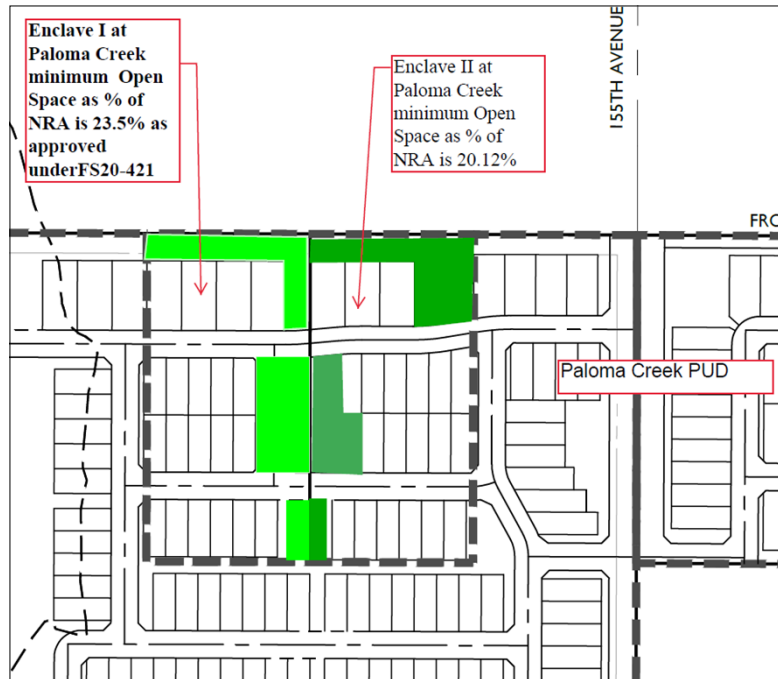
ANALYSIS AND DISCUSSION:

The subject rezone case anticipates the development of approximately 5 acres of currently undeveloped desert into a single-family residential subdivision consisting of 20 lots. The request also seeks a Planned Unit Development (PUD) overlay for the purpose of amending certain development standards and limiting the residential density to 4.01 DU/Ac. The proposed development standards follow:

DEVELOPMENT STANDARDS FOR ENCLAVE AT PALOMA CREEK		
Development Standard:	RM-9 Base Zoning:	RM-9 PUD Zoning:
Maximum Density	9.0 DU/Ac.	4.01 DU/Ac.
Minimum Lot Area:	4,500 sq. ft.	4,500 sq. ft.
Minimum Lot Width:	40'	45'
Minimum Lot Depth:	100'	100'
Minimum Front Setback (livable):	12'	12' ¹
Minimum Front Setback (garage):	20'	20' ¹
Minimum Side Yard Setback:	TBD	5'
Minimum Rear Yard Setback:	20'	20' ²
Maximum Building Height:	35'	35'
Street Side Corner Setback:	N/A	5'
Driveway Width:	30%	40%
Driveway Area:	30%	40%
Minimum Open Space (%NRA)	20%	20.1%
Footnotes:		
¹ Measured from property line		
² Porches and patios may encroach 2.5' into the rear yard setback		

The subject property will include 20.1% open space, which exceeds the minimum requirement of the SUDC. The subject property will join the Paloma Creek HOA and will have access to those amenities. The applicant also proposes an increase in the percent of lot width and front yard area to be occupied by the individual driveways. The SUDC currently limits the width of the driveway to not more than 30% of the lot width. With a proposed lot width of 45', the width of the driveway could not exceed 13.5', which is too narrow to serve a two-car garage. Rather, the applicant proposes an increase to 40%, which would allow for a typical 18' driveway. Similarly, the SUDC limits the driveway area to not more than 30% of the front yard area. A 45' lot width combined with a 20' front setback generates 900 square feet of front yard area, which would only accommodate a 15' deep driveway, based on 18' driveway width. By increasing the area limitation to 40%, a full 18' by 20' driveway may be achieved.

99 Of interest, the subject property is immediately adjacent to the recently approved Enclave (I) project,
 100 and will integrate with that project, as well as the larger Paloma Creek project. Staff anticipates
 101 Enclave and Enclave II being processed together as a single Preliminary Plat, with the Open Space as
 102 a percent of the Net Residential Area (NRA) for each parcel as shown. This is expressed in Exhibit D-
 103 2 of the project narrative as captured below:
 104



105
 106
 107
 108

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

109
 110
 111

CONFORMANCE WITH ADOPTED PLANS:

112 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
 113 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
 114 or more, provided appropriate transitions are made between the various Neighborhood types
 115 included within the character area. At 4.01 DU/Ac, the project most closely aligns with the Suburban
 116 Neighborhood type and is consistent with the General Plan in this regard.

117

REVIEWING AGENCIES:

118
 119

120 The subject request was routed to the standard internal and external reviewing agencies, who
 121 indicated no objections to the request.

122
123
124
125 **SUMMARY:**
126

127 The subject Zone Change request anticipates the future development of 20 lots on approximately 5
128 acres, and includes a PUD overlay intended to grant relief from certain development standards. The
129 Project will include 20.1% open space, will join the Paloma Creek HOA, and will have access to those
130 amenities. All city reviewing departments have reviewed the request and expressed no concerns.
131

132 **FINDINGS:**
133

- 134 • The proposed Zone Change is consistent with the surrounding area.
135 • The proposed Zone Change is consistent with the Surprise General Plan.
136 • The reviewing agencies have indicated no objections.
137

138 **Recommendation:**
139

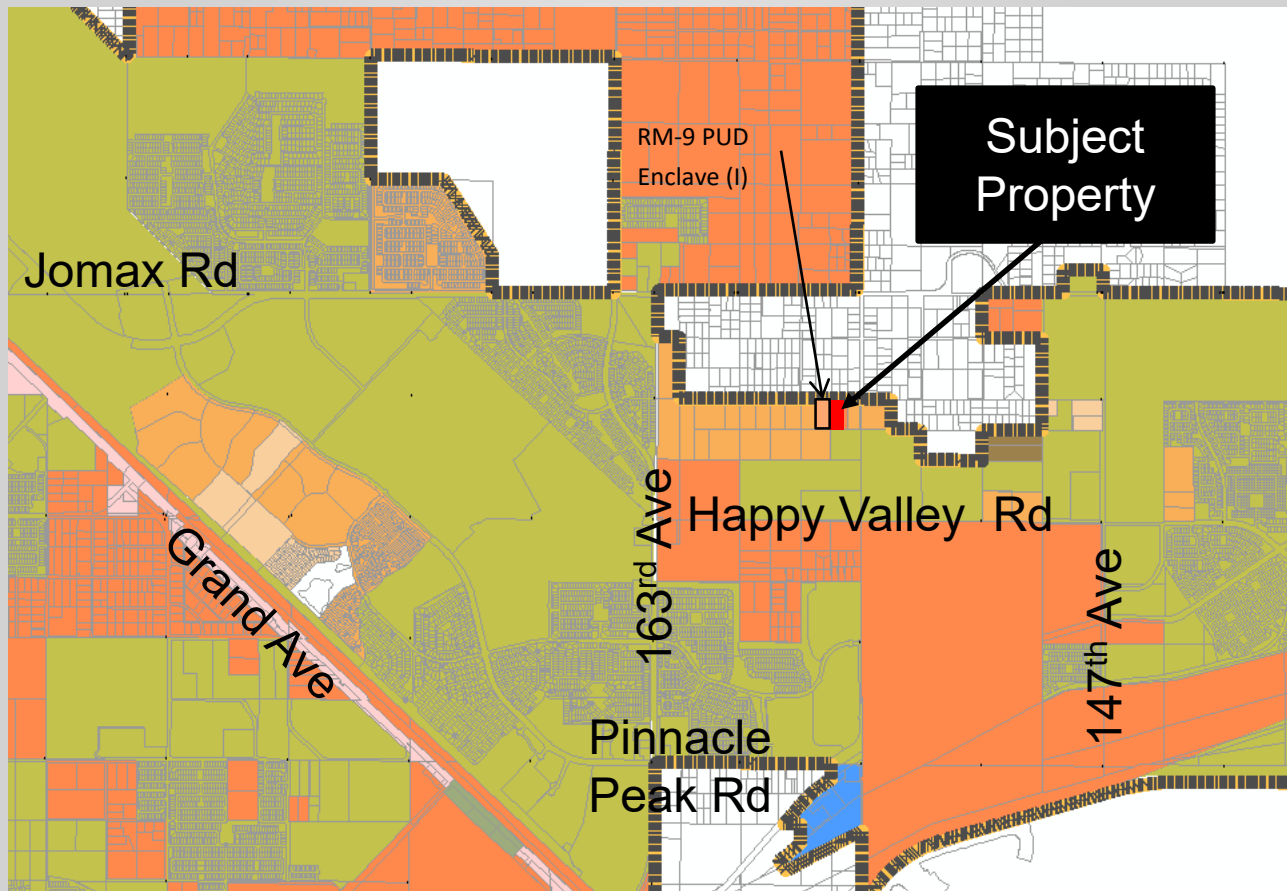
140 Based on the findings noted above, staff recommends the Commission move to recommend
141 **approval** of the subject Rezone request to the City Council, subject to stipulations ‘a’ through ‘c’ as
142 outlined below:
143

- 144 a. Development and use of the site shall be consistent with the rezone narrative entitled
145 “Enclave II at Paloma Creek”, prepared by Kent A. Xander and received December 22,
146 2020.
147
148 b. Prior to the City approving a final plat, site plan, or building permit within the property, the
149 applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that
150 the Happy Valley West (“HVW”) Buy-in Fee, the Happy Valley East (“HVE”) Buy-in Fee, Sewer
151 Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado
152 Supplemental Development Agreement (Regional Improvements Overlay Agreement), as
153 amended, have been paid.
154
155 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
156 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
157

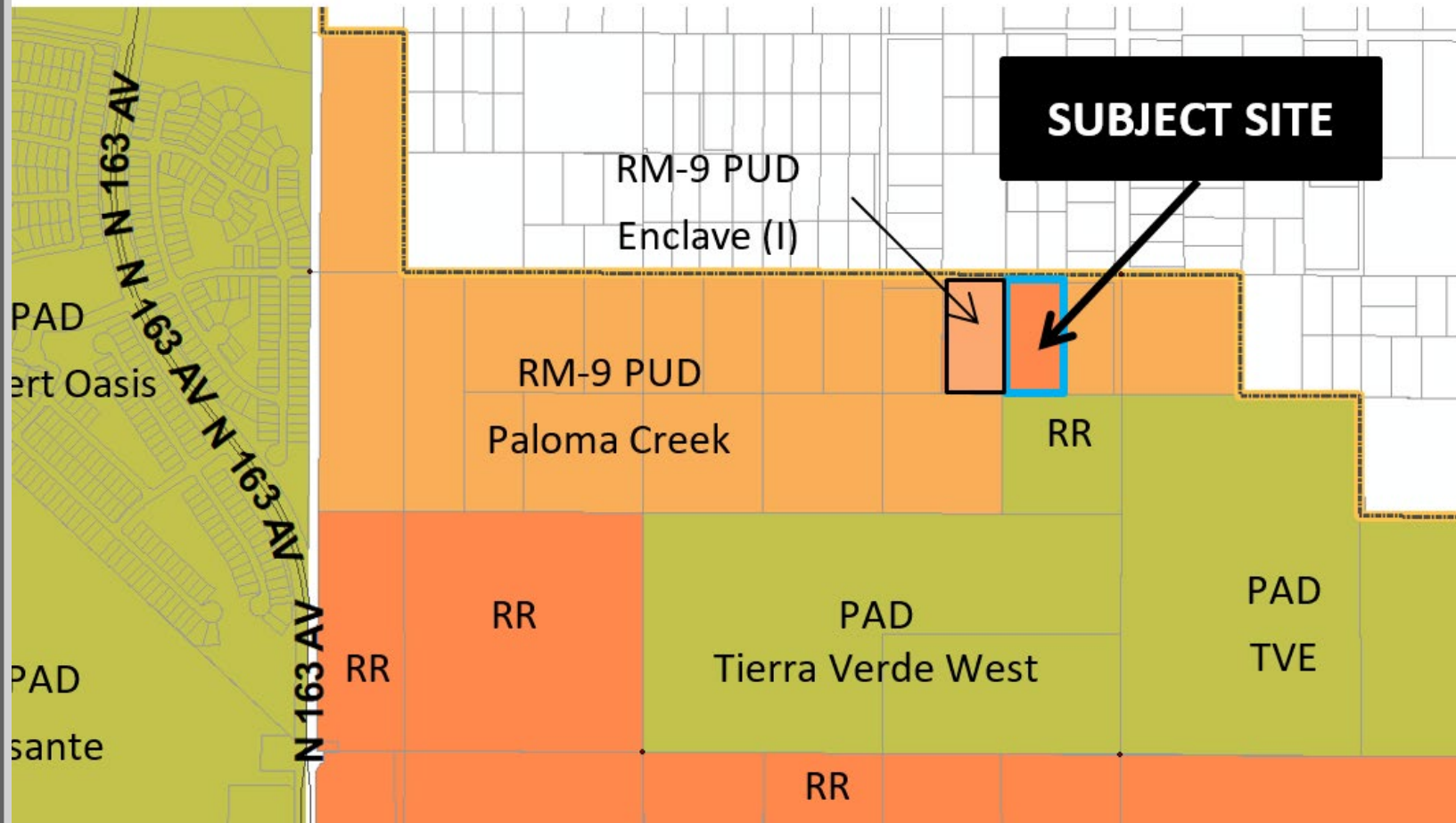
158 However, should the Commission wish to recommend denial of the request, the Commission should
159 make its own findings and base its decision on those alternative findings.
160

161 **Attachments:**
162

- 163 01 Enclave II at Paloma Creek Vicinity Map
164 02 Enclave II at Paloma Creek Case Map
165 03 Enclave II at Paloma Creek Zone Change Narrative
166 04 Enclave II at Paloma Creek Citizen Outreach Report



FS20-718 Vicinity Map



FS20-718 Case Map

ENCLAVE II AT PALOMA CREEK REZONE

Case No. FS20-718

Rezone from Residential Ranch (RR) to
RM-9 (Residential Medium Density) with a (PUD) Overlay

4.98 Gross Acres

330 feet west of Southwest corner W. Frontier Dr. and 155th Avenue
Surprise, Arizona

Prepared by: KAX Group, LLC

Submitted To: City of Surprise, Arizona

Dated: October 26, 2020

Revised: December 22, 2020

TABLE OF CONTENTS

Enclave II at Paloma Creek Team.....	3
Location and Introduction.....	3
Vicinity Map	4
Description of Request.....	5-6
Table A Residential Medium Density RM-9 PUD Overlay Development Standards Comparison Table.....	7
Conformance with the adopted Surprise General Plan 2035	8
Ingress/Egress/Access.....	9
Transportation/Traffic and Utilities.....	9
Existing Zoning Map.....	Exhibit A
Proposed Zoning Map.....	Exhibit B
Legal Description and Map.....	Exhibit C
FS20-421 - Enclave at Paloma Creek PUD Conceptual Development Plan.....	Exhibit D-1
Conceptual Development Plan	Exhibit D-2
General Plan 2035 Land Use Map.....	Exhibit E
Enclave II at Paloma Relationship to Surrounding Property.....	Exhibit F

Enclave II at Paloma Creek Team:

Applicant: KAX Group, LLC – Kent A. Xander - kxander@kaxgroup.com

Location and Introduction:

A **Vicinity Map** on page 4 illustrates Enclave II at Paloma Creek location - 360 feet west of southwest corner W. Frontier Dr. and 155th Avenue.

Enclave II at Paloma Creek PUD is a 4.98-acre proposed residential subdivision adjacent to approved Paloma Creek PUD Case # FS18-150 zoned for a density of 4 units per acre. The subject property is also adjacent to unincorporated vacant land and homes to the north zoned RU-43 and vacant land within the City of Surprise to the west which was recently rezoned from (RR) to RM-9 PUD Overlay Case FS20-421 as shown on **Exhibit D-1**. This project includes working with and the cooperation with Paloma Creek PUD to the west and south and Tierra Verde West PAD to the south to formulate a cohesive development plan working out vehicle circulation, utilities, and drainage issues. The Development Conceptual Plan shown in **Exhibit D-2**, shows a conceptual plan for Enclave II at Paloma Creek PUD.

The 3 north lots adjacent to W. Frontier Dr. shall be minimum 70' x 130', setback 55 feet from the north property line as shown on Exhibit C. Per the approved Preliminary Plat for Paloma Creek PUD, the existing 40' right-of-way along Frontier Road alignment will be vacated at approval of the Final Plat. The landscape improvements shall be consistent with approved Paloma Creek PUD Case # FS18-150 plan for W. Frontier Dr. No access or vehicle traffic will be connected to W. Frontier Dr to the north and two points of access to Enclave II at Paloma Creek PUD will be provided west to Paloma Creek PUD. A pedestrian trail shall be constructed between the north side of the north lot lines and the dedicated right of way on W. Frontier Dr. The pedestrian trail will extend west to Paloma Creek PUD and connect with Paloma Creek PUD pedestrian Trail system. Enclave II at Paloma Creek PUD will become part of the adjacent Paloma Creek PUD HOA that will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. Both Paloma Creek PUD and Enclave II at Paloma Creek PUD will have reciprocal access to all amenities and the trail system within their respective projects.

Exhibit A depicts a map of the existing zoning of the subject property and the adjacent PAD's, vacant land, and homes. The adjacent specific zoning and land uses are as follows:

East and South

- | | | |
|---------------------------|--------------|----------|
| • Paloma Creek (RM-9) PUD | 150.68 Acres | 600 lots |
|---------------------------|--------------|----------|

West

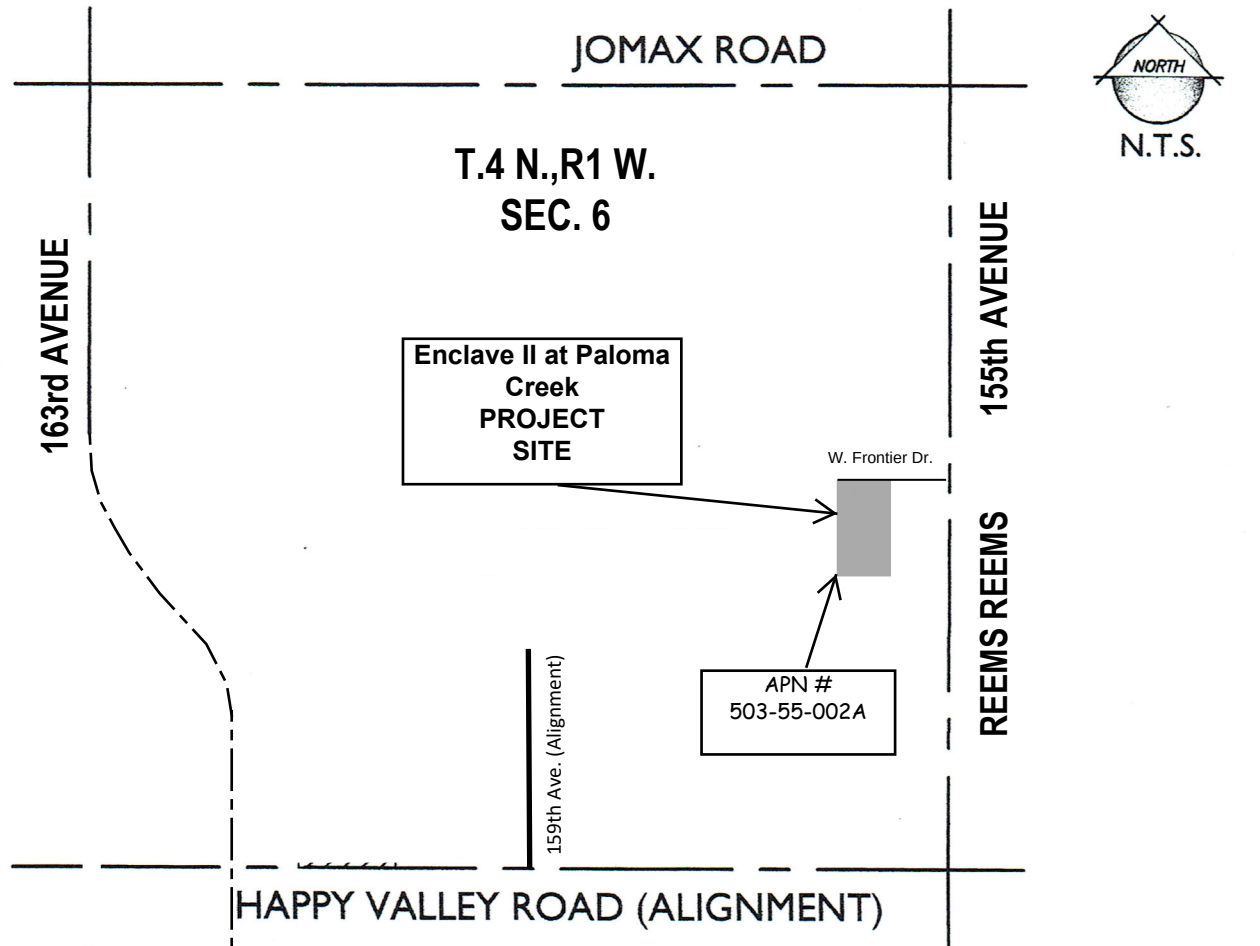
- | | | |
|--------------------------|------------|--|
| • Rural residential (RR) | 4.98 Acres | Enclave at Paloma Creek
rezone FS20-421 was
approved as RM-9 PUD |
|--------------------------|------------|--|

North

- | | |
|---------------------------|---------------------------------------|
| • Maricopa County (RU-43) | Existing Single-Family Land and Homes |
|---------------------------|---------------------------------------|

Exhibit F shows the relationship of the Subject Property to adjacent property.

VICINITY MAP



Description of Request:

Applicant, on behalf of the Owner, requests approval of a Zone Change (Case# FS20-718) for 4.98 acres from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. See **Exhibit B** for Proposed Zoning Map. See **Exhibit C** for Survey Map Exhibit. Approval of this zone change has the same zoning and development standards with adjacent Paloma Creek PUD recently approved by City of Surprise Council and Enclave 1 at Paloma Creek recently submitted for zoning approval.

Base zoning RM-9 allows up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the subject property proposes not more than 20 dwelling units over approximately 4.98 gross acres for a maximum gross density of 4.01 DU/Ac.

With a cap on density, the applicant believes the development standards associated with the RM-9 with a PUD Overlay zoning district are in line with those of the adjacent PAD's to the subject property, with certain deviations as articulated below in **Table A** of the Enclave II at Paloma Creek PUD Narrative.

The zoning of Enclave 1 and Enclave 2 will be the same zoning and applicant will run a combined Preliminary Plat and Final Plat in such a way as to not have a zoning district boundary splitting the centralized open space tract. This will enable the plan to provide for a small amenity area in the middle of Enclave 1 and Enclave 2 properties that can serve the residents in the immediate area. This would be followed by a Final Plat. The Preliminary and Final Plat will follow under separate CR numbers.

Enclave II at Paloma Creek PUD Development Concept Plan shown on **Exhibit D-2** shows the lot sizes located along the north side of the subject property to be a minimum lot size of 70' x 140' (9,800 sq. ft.) and a 50-foot landscape open space tract with a pedestrian trail that connects to W. Frontier Dr. and west to Paloma Creek PUD. The Development Standards open space, density, and amenities, and a minimum lot size of 45' x 115'.

The SUDC requires that not less than 20% of the "Net Residential Acreage" be set aside as open space. The Net Residential Acreage ("NRA") is calculated by the total amount of land taken up by the individual lots ("Lot Area") combined with the total Open Space. **This development Enclave II will provide a minimum of 20.12% Open Space as % of NRA.** The following is an estimate of the Open Space as % of NRA for Enclave II*.

Dedicated Right of Way	36,300 SF	0.83 acres
Open Space	48,533 SF	1.11 acres
Cumulative Lot Area	<u>130,475 SF</u>	<u>3.02 acres</u>
Gross Area	263,841 SF	4.97 Acres
NRA = Open Space + Cumulative Lot Area	179,008 SF	4.13 Acres

***There will be no effect on the Open Space as % of NRA for Enclave I which shall remain at a minimum of 23.5%. Both east/west roads within Enclave I will continue east into Enclave II. The open space previously planned within the road continuing east into Enclave II will be replaced with the north/south road (to be taken out of the Enclave I plan) and replaced with Open Space.**

The combined Enclave 1 and Enclave 2 amenity area will include a ramada, seating area, and tot lot providing play and gathering opportunities for all ages with a shaded seating area. The landscaping plan will develop pedestrian connections to adjacent land and use the same landscaping quantity, quality, and materials as used for adjacent Paloma Creek PUD. Enclave II at Paloma Creek PUD will become part of the adjacent Paloma Creek PUD HOA that will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. Both Paloma Creek PUD and Enclave II at Paloma Creek PUD will have reciprocal access to all amenities and the trail system within their respective projects. Final design will meet the requirements of the SUDC.

Development Standards:

It is the intent of Enclave II at Paloma Creek PUD to amend the RM-9 Residential Zoning District Development Standards as follows: The 3 lots backing to the north property line shall be a minimum 70' x 140' equaling 9,800 sq. ft. each. A 50-foot open space tract will be landscaped along the Northeast lot of the 3 lots adjacent to the east rural property. The lots along the northern boundary of the Enclave II at Paloma Creek PUD development will be limited to single-story homes. The Development Standards depicted in Table A will be consistent the approved Preliminary Plat Development Standards for Paloma Creek PUD.

Table A

Residential Medium Density RM-9 PUD Overlay Development Standards

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	20.12%
Maximum Density	9.0	4.01
Minimum Lot Area	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Width	40'	45'
Minimum Lot Depth	100'	100'
Front Setback (Livable	12'	12'
Front Setback (Garage)	20'	20' (1) (2)
Minimum Side Yard Setback	■ (3)	5'
Minimum Rear Yard Setback	20'	20' (5)
Maximum Building Height	35'	35'
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot	■ (4)	5'

- (1) Front facing garages shall have a minimum 20-foot front yard setback measured from the front Lot Line.
(2) 12-foot livable front setback is measured from the front Lot Line.
(3) To be determined at Site Plan or Preliminary Plat Review.
(4) There is not a street side setback requirement in the SUDC.
(5) Porches/patios may encroach 2.5' into the rear yard setbacks.

The result of the Enclave II at Paloma Creek PUD zone change with a PUD Overlay would be:

- Enclave II at Paloma Creek PUD will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Enclave II at Paloma Creek PUD will occur in a manner that is consistent with the surrounding PUD's and PAD's. The development will be seamlessly integrated and aligned with Paloma Creek PUD zoning and FS20-421 Enclave at Paloma Creek PUD, open space, pedestrian trails, drainage tracts, roads, and utilities.
- Enclave II at Paloma Creek PUD will provide an open space tract on the north side of the subject property for incidental drainage control, pedestrian trail, and open space transition to buffer between the subject property and the adjacent single-family homes to the north.
- Unless specified in this Zoning Narrative Document, all development shall comply with the development standards and design guidelines set in the Surprise Municipal Code at the time of Preliminary Plat.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Land Use Character Area, which in a Suburban Neighborhood supports residential development of 2 to 8 DU/Acre, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.1 DU/Ac, the project is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas. To meet this guideline, the 3 north lots adjacent to W. Frontier Dr. shall be 70' x 130', setback 55 feet from the north property line as shown on Exhibit C.

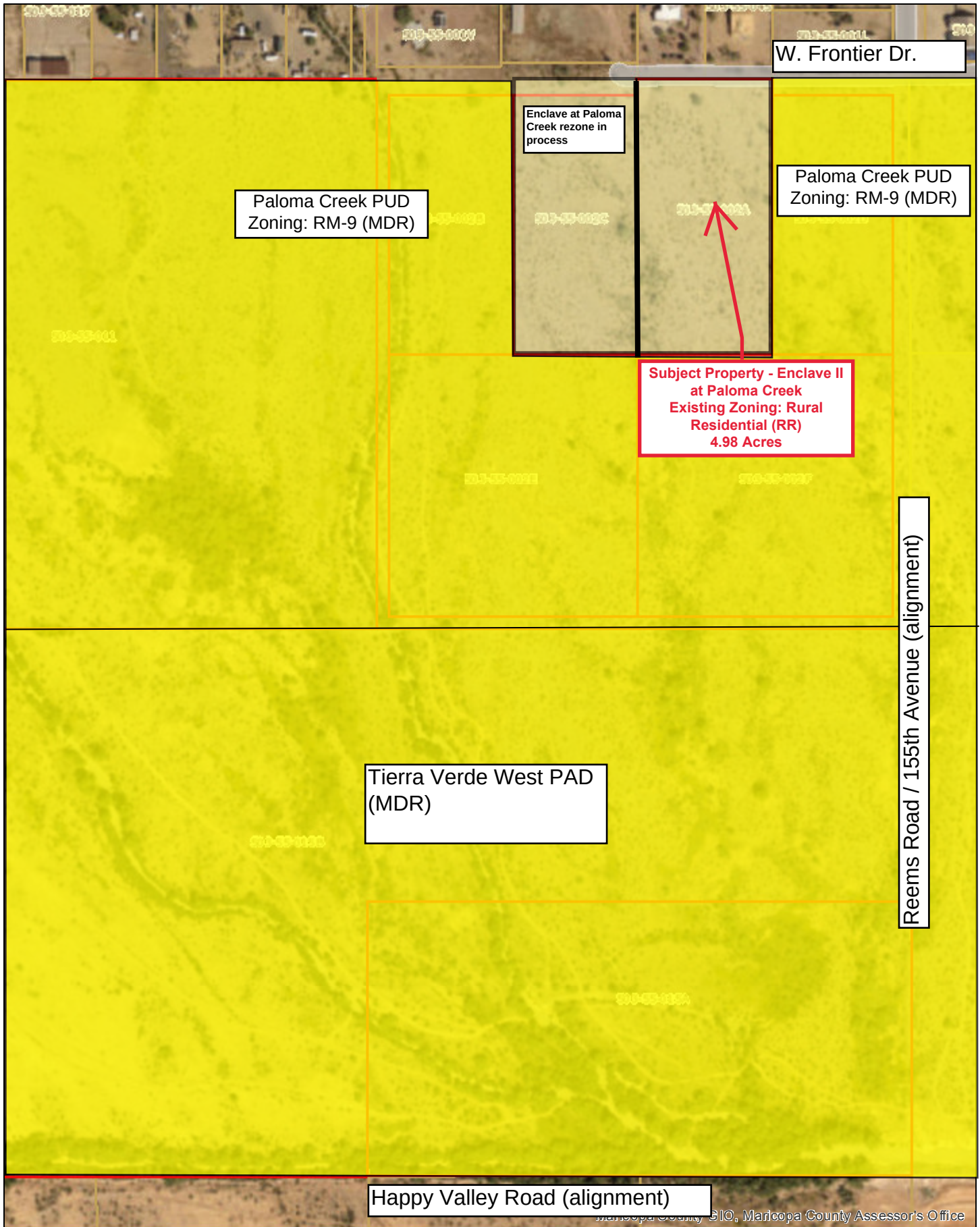
Ingress/Egress/Access:

The ingress/egress access to Enclave II at Paloma Creek PUD will be:

1. Through Paloma Creek PUD to 155th Avenue and 163rd Avenue.
2. Through Tierra Verde West PAD to 155th Avenue and 159th Avenue.
3. Through Paloma Creek PUD to 159th Avenue.
4. Through Paloma Creek PUD to 155th Avenue.

Transportation/Traffic and Utilities

- Upon development of Enclave II at Paloma Creek PUD, all necessary utilities for Enclave II at Paloma Creek PUD will be extended from adjacent Paloma Creek PUD and FS20-421 Enclave II at Paloma Creek.
- Onsite public streets shall be constructed to meet City standards widths and cross sections based on approval of the Preliminary Plat.
- Per the approved Preliminary Plat for Paloma Creek PUD (FS18-150), the existing 40' right-of-way along Frontier Road alignment will be vacated at approval of the Final Plat.
- A new Traffic Impact Analysis per TIA Guidelines found in Chapter 4 of the Surprise Engineering Development Standards in coordination with the surrounding developments will be submitted to the City. Specifically, this TIA will include all phases of the Paloma Creek development, including Enclave II, III, IV, Paloma Creek III, IV, and any other parcels.” under the Transportation/Traffic and utilities.



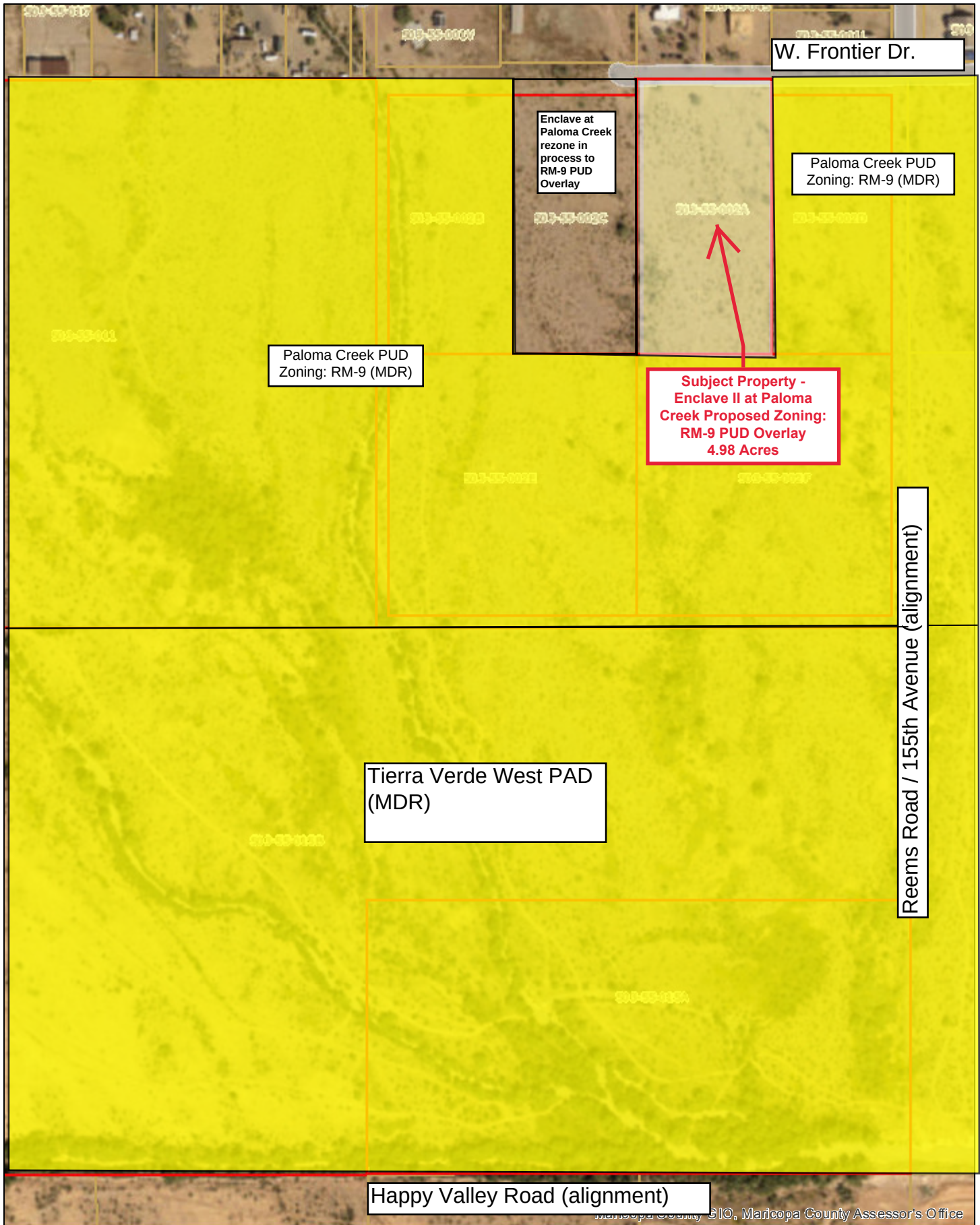


Exhibit C - 1

LEGAL DESCRIPTION

The East half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described by metes and bounds as follows:

Commencing at the East quarter corner of Said Section 6;
Thence North 89° 48' 24" West along the East-West mid-section line of Section 6 a distance of 658.20 feet to the **POINT OF BEGINNING**;
Thence South 00° 06' 30" West a distance of 659.68 feet;
Thence North 89° 47' 36" West a distance of 328.88 feet;
Thence North 00° 05' 22" East a distance of 659.61 feet to said East-West mid-section line;
Thence South 89° 48' 24" West along said line a distance of 329.10 feet to the **POINT OF BEGINNING**.

Containing 4.9819 acres



Land Survey Services PLC
20651 W. Pasadena Ave
Buckeye, AZ 85396-1255

Job No. 10019

Exhibit C - 2

Parcel Map Check Report

Prepared by:

Thomas Rope

Land Survey Services, PLC

Date: 3/10/2020 8:50:08 AM

Parcel Name: Paloma Creek

Description: E1/2, NW1/4, NE1/4, SE1/4 SEC 6, T4N, R1W

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 989,278.5118'

East: 554,022.6612'

Segment# 1: Line

Course: S0°06'30"W

Length: 659.68'

North: 988,618.8330'

East: 554,021.4139'

Segment# 2: Line

Course: N89°47'36"W

Length: 328.88'

North: 988,620.0193'

East: 553,692.5360'

Segment# 3: Line

Course: N0°05'22"E

Length: 659.61'

North: 989,279.6285'

East: 553,693.5657'

Segment# 4: Line

Course: S89°48'24"E

Length: 329.10'

North: 989,278.5180'

East: 554,022.6639'

Perimeter: 1,977.27'

Area: 4.9819Acre

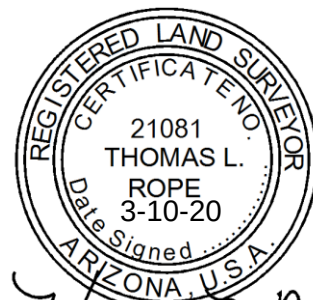
Error Closure: 0.0067

Course: N23°28'30"E

Error North : 0.00617

East: 0.00268

Precision 1: 295,114.93



Thomas L. Rope

Land Survey Services PLC
20651 W. Pasadena Ave
Buckeye, AZ 85396-1255

Job No. 10019

Exhibit C - 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 6
T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

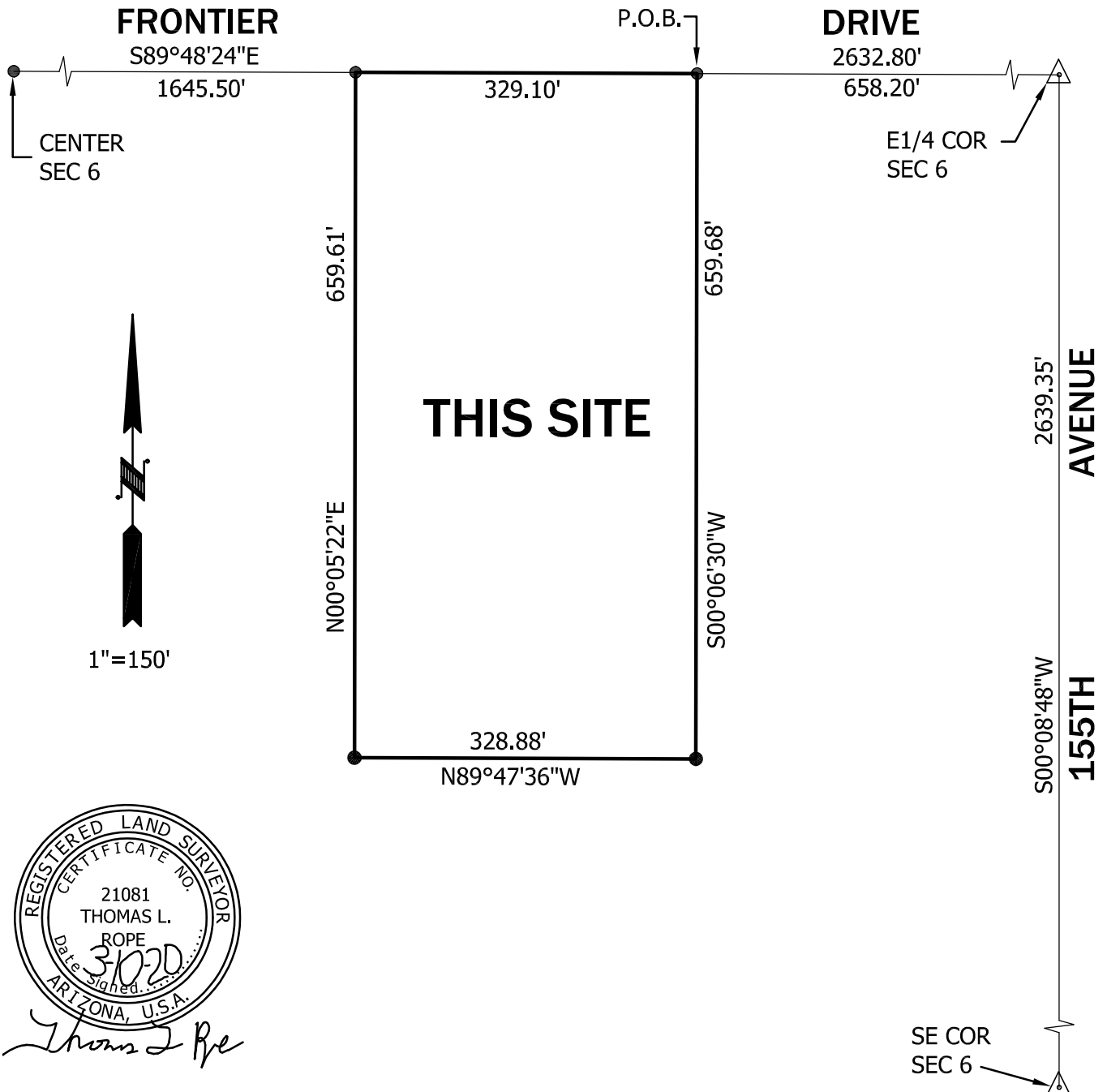
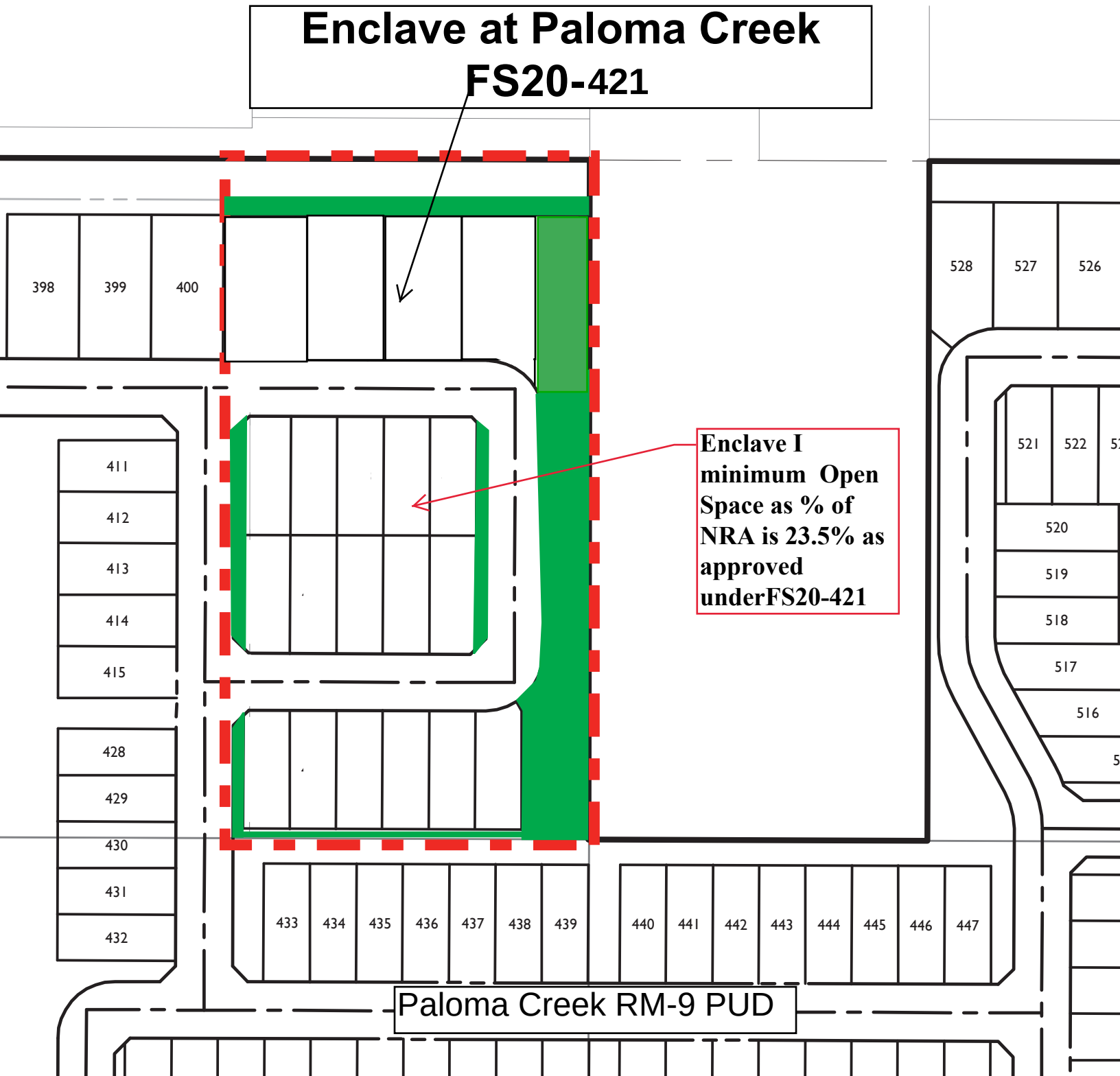


Exhibit D-2



Exhibit D-1

Conceptual Development Plan



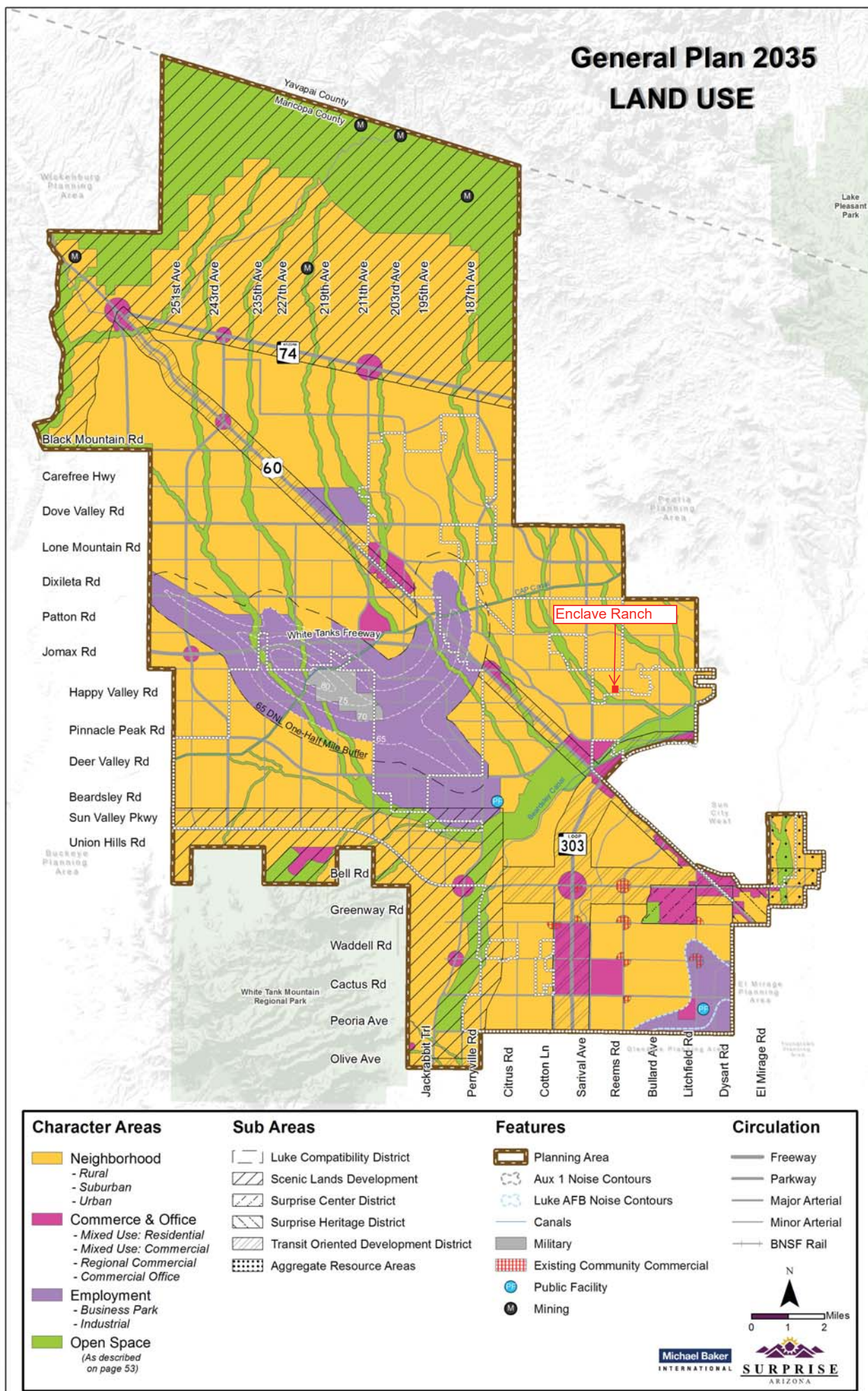


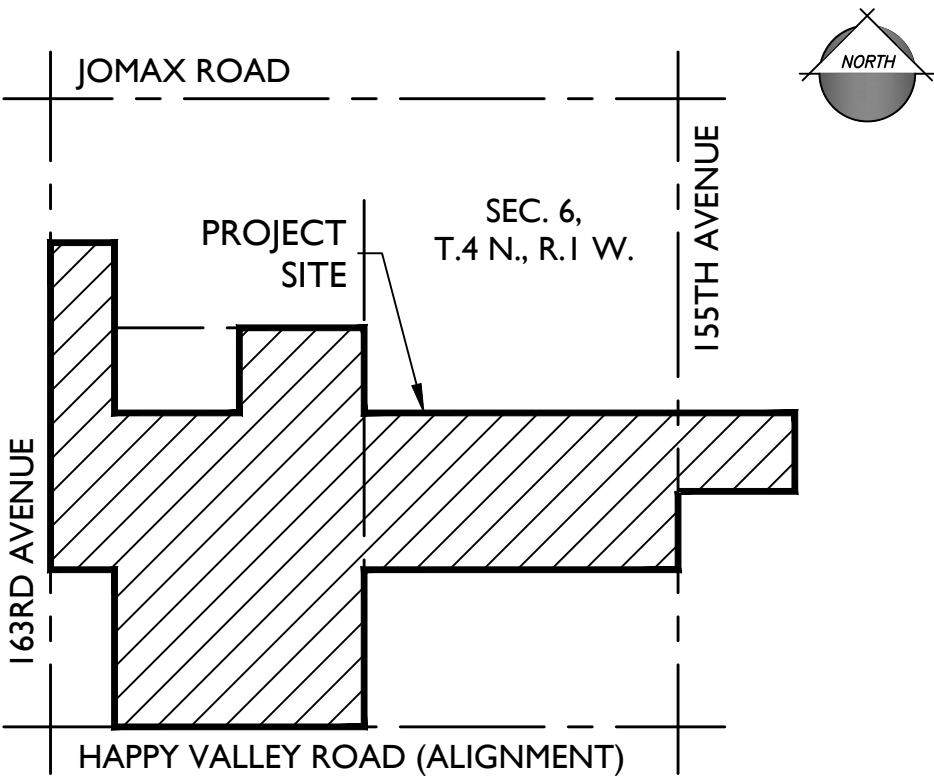
Exhibit F

Enclave II at Paloma Creek
PUD in relation to Paloma
Creek PUD and Enclave at
Paloma Creek FS20-413

DEVELOPMENT PLAN
FOR
PALOMA CREEK

A PORTION OF SECTION 6 AND THE NORTHWEST QUARTER OF
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

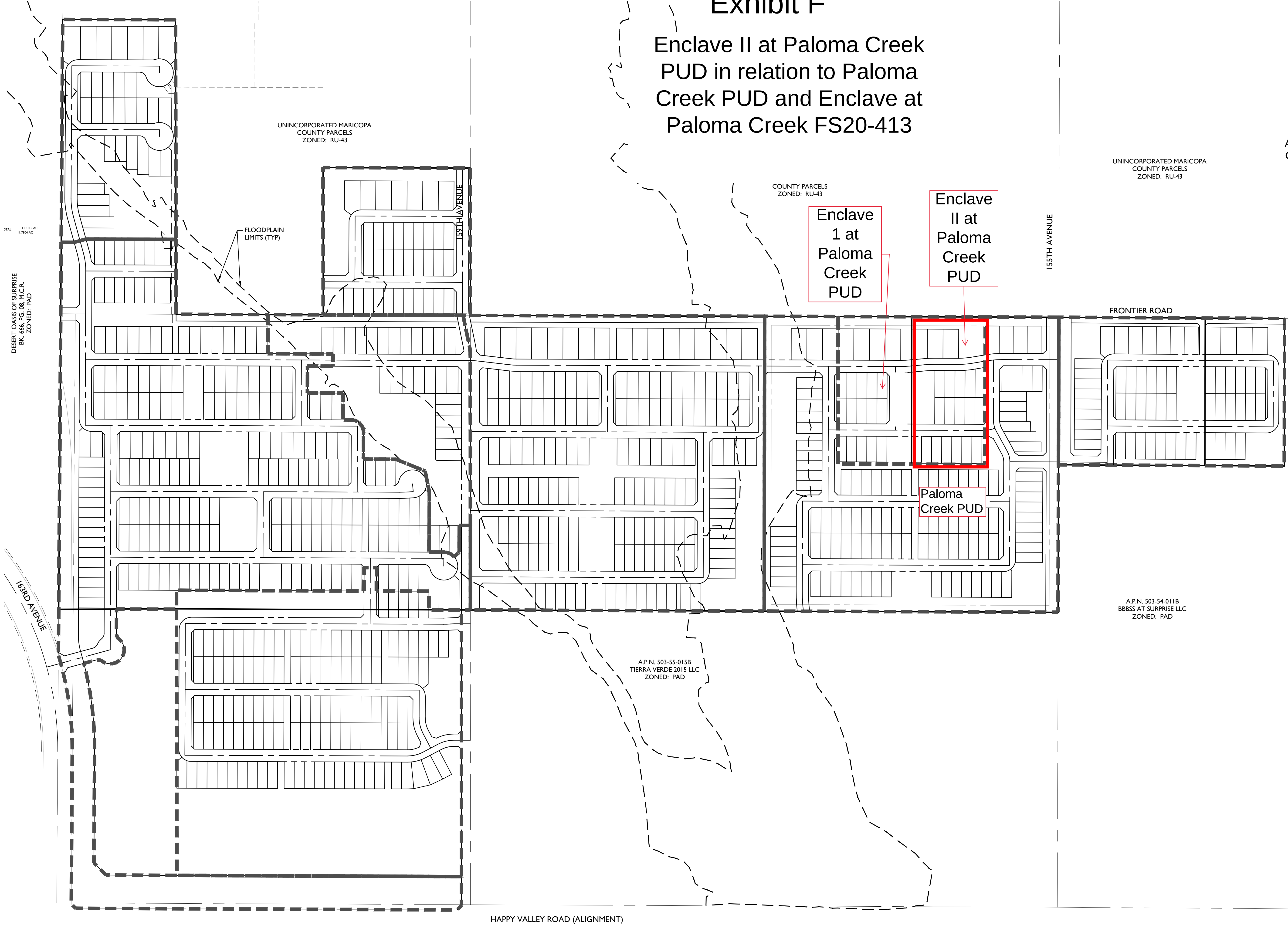
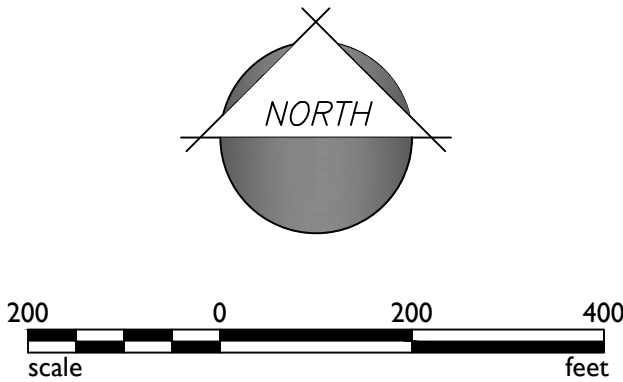
VICINITY MAP



PROJECT TEAM

DEVELOPER MARBELLA CUSTOM HOMES 18835 N. THOMPSON PK PKWY, STE. 215 SCOTTSDALE, AZ 85255 TEL: (602) 469-8050 CONTACT: JOHN WITTROCK	DEVELOPER KAX GROUP, LLC 8530 E. VIA DEL SOL DRIVE SCOTTSDALE, AZ 85255 TEL: (602) 499-9305 CONTACT: KENT XANDER
--	---

CONSULTANT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 300
MESA, AZ 85260
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, PE





Enclave II Rezone

Citizen Participation Plan

January 25, 2021

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

Enclave II Citizen Participation Plan & Report

Enclave II location is located 360 feet west of southwest corner W. Frontier Dr. and 155th Avenue. Enclave II PUD is a 4.98-acre proposed residential subdivision adjacent to approved Paloma Creek PUD Case # FS18-150 and Enclave at Paloma Creek (Enclave I) both zoned for a density of 4 units per acre.

As part of the rezone process, adjacent property owners and stakeholders in the area were notified by the City staff to our proposed application and open house to inform the public of this rezoning request. We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date.
City initiated.



- o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted on January 11, 2021 to alert interested citizens and stakeholders of our upcoming virtual open house on January 25, 2021. The photographs of the signs and affidavit are attached at **Tab 1**. The signs do not have the anticipated Planning & Zoning Commission and City Council hearings dates and will be updated as we learn these dates.

Participation Report.

After the notices were sent by staff and the site was posted, we did not field any telephone calls or emails of concern regarding the rezoning case. We held the virtual open house on Go-to-Meetings on January 25, 2021 at 6:00 pm. During the virtual open house, there was one (1) neighbor who participated in virtual open house and discussed the project with the applicant and the applicant's representative. City staff was present in the meeting and during this discussion. This neighbor lives in one of the County properties to the north and wanted to better understand the proposed development plan and impacts to the area regarding this rezoning case. After our discussion with her in answering her questions, she was satisfied with our responses and had no issues with our rezoning proposal. There were no other members of the public in attendance during the virtual open house.

There is no known opposition to this rezoning case.

We have been working cooperatively with City staff on the rezone request and are ready for public hearings on the proposed rezoning request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

TAB 1



AFFIDAVIT OF POSTING

Application No: FS20-718

Applicant Name:

Location: West of Southwest corner of 115th Avenue and Frontier Dr.

Date Site Posted: January 11th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt
Applicant/Representative Signature

1-11-2021
Date

This instrument was acknowledged before me on this 11th day of January,

2021, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

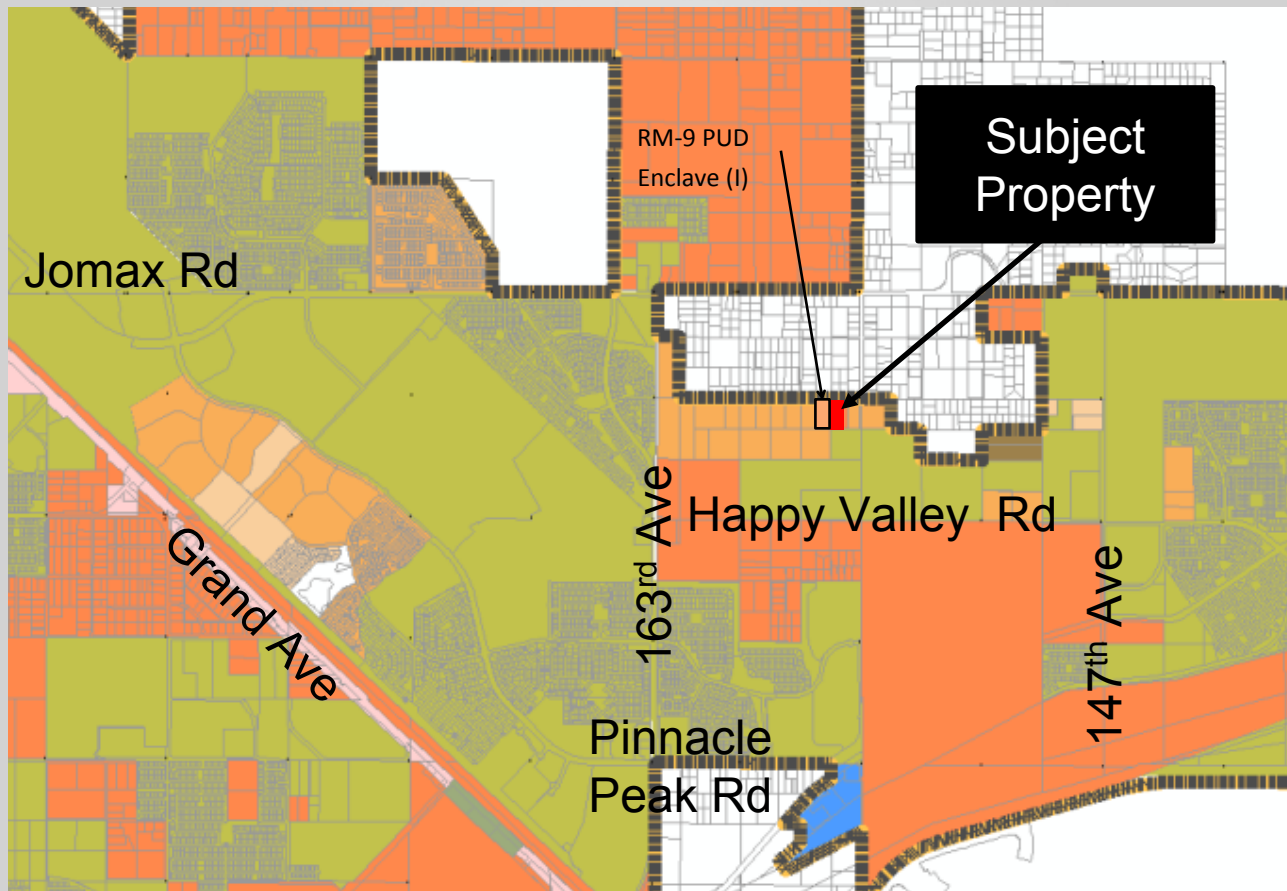
10-28-2024
My commission expires



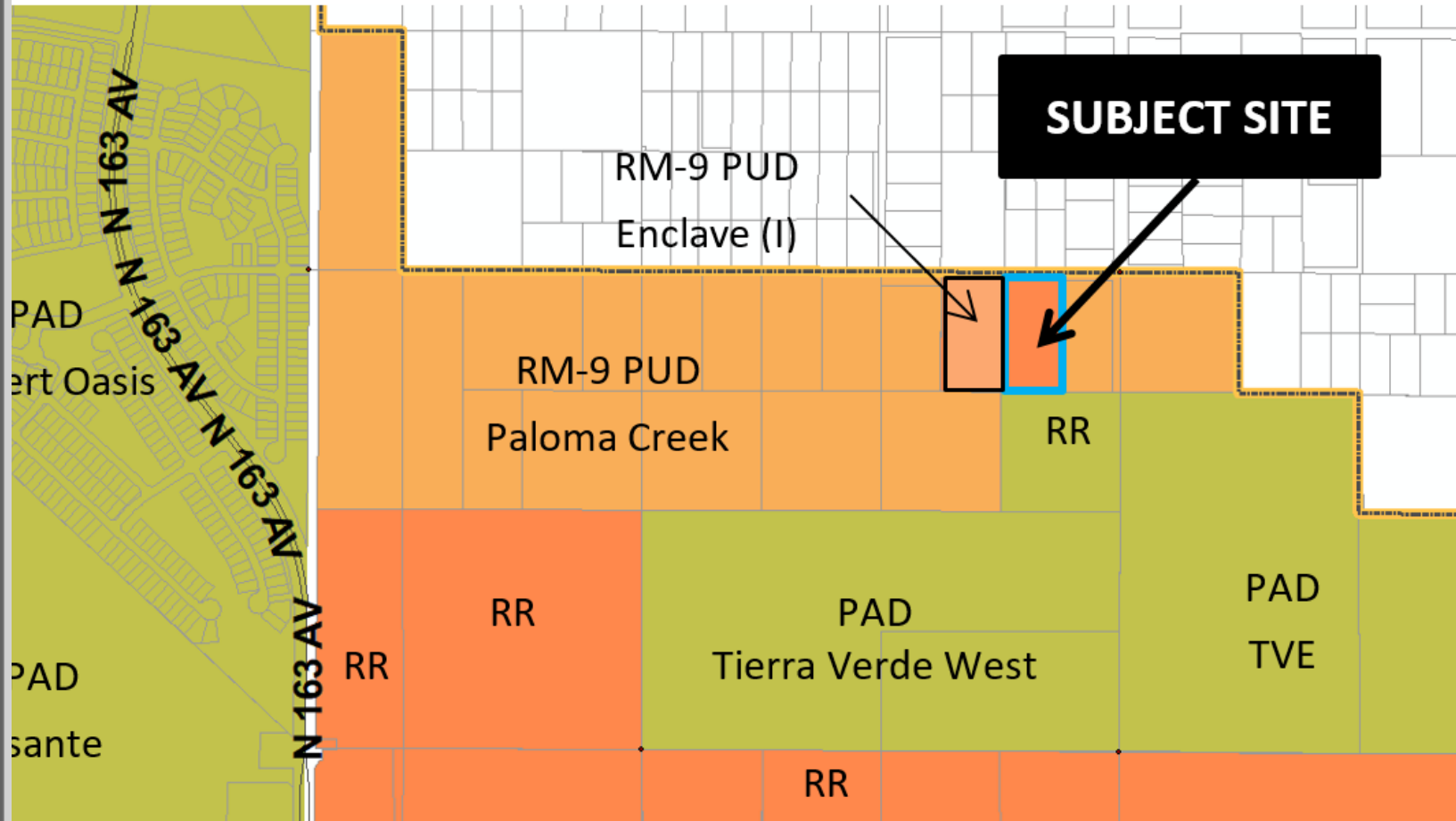


Planning and Zoning Commission
March 18, 2021

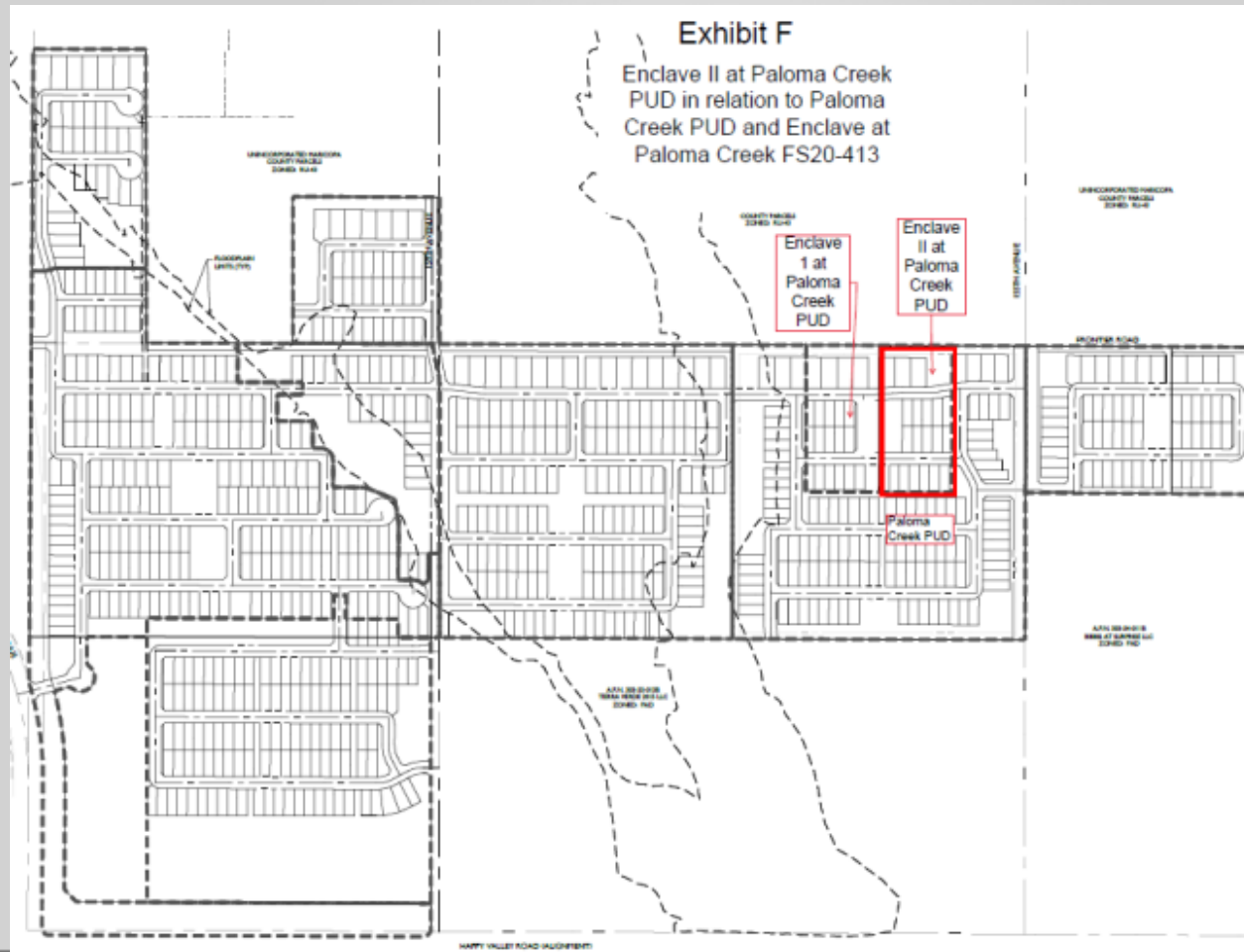
Enclave II at Paloma Creek Rezone
FS20-718



FS20-718 Vicinity Map



FS20-718 Case Map



FS20-718 Context

Table A

Residential Medium Density RM-9 PUD Overlay Development Standards

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	20.12%
Maximum Density	9.0	4.01
Minimum Lot Area	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Width	40'	45'
Minimum Lot Depth	100'	100'
Front Setback (Livable	12'	12'
Front Setback (Garage)	20'	20' (1) (2)
Minimum Side Yard Setback	5' (3)	5'
Minimum Rear Yard Setback	20'	20' (5)
Maximum Building Height	35'	35'
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot	5' (4)	5'

Increase

Decrease

Increase

Added

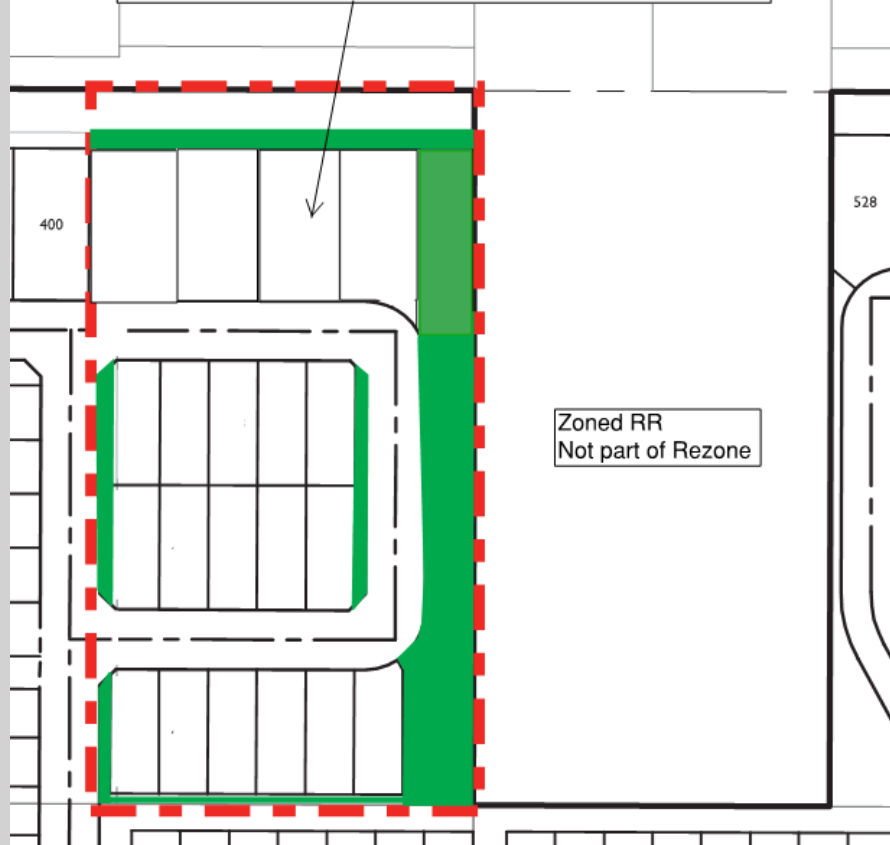
Increase

Increase

Added

FS20-718 Development Standards

Enclave at Paloma Creek



Open Space:

- 20% Required
- 23.5% Proposed
 - Passive (TBD at Pre-plat)
 - Active (TBD at Pre-plat)

Enclave I at
Paloma Creek
minimum Open
Space as % of
NRA is 23.5% as
approved
underFS20-421

Enclave II at
Paloma Creek
minimum Open
Space as % of
NRA is 20.12%

155TH AVENUE

Paloma Cre

Open Space:

- 20% Required
- 20.12% Proposed
 - Passive (TBD at Pre-plat)
 - Active (TBD at Pre-plat)

NRA = Net Residential Area

FS20-718 Open Space

Staff Recommendation:

Approve subject to stipulations 'a' through 'c'

a. Development and use of the site shall be consistent with the rezone narrative entitled “Enclave II at Paloma Creek”, prepared by Kent A. Xander and received December 22, 2020.

b. Prior to the City approving a final plat, site plan, or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc. that the Happy Valley West (“HVW”) Buy-in Fee, the Happy Valley East (“HVE”) Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 18, 2021 Contact Person: Joshua Mike
Submitting Department: Community Development District: District 3
Staff Recommendations:

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove a preliminary plat for "Fulton Homes at Prasada," Case FS20-363.

Motion:

I move to recommend approval/disapproval of the preliminary plat entitled "Preliminary Plat for Fulton Homes at Prasada" subject to stipulations "a" through "c" as memorialized in the Staff Report.

Background:

The subject property is part of the Prasada PAD, and is specifically located within the 530-acre "Urban Village" component of the PAD. Fulton Homes is proposing a total of 547 residential units, at a gross density of 4.93 DU/Ac. The Prasada PAD establishes a maximum unit count of 4,680 total residential dwelling units for the entire 530-acre Prasada Urban Village. Fulton Homes at Prasada, which occupies the lowest residential density area of the Urban Village, will implement 547 of the allowable residential units.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide City Services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS20-363 Fulton Home at Prasada PP Staff Report - 3.18.21 PZ
 2. 01 FS20-363 Fulton Home at Prasada PP Vicinity Map - 3.18.21 PZ
 3. 02 FS20-363 Fulton Home at Prasada PP Case Map - 3.18.21 PZ
 4. 03 FS20-363 Fulton Home at Prasada PP NARRATIVE
 5. 04 FS20-363 Fulton Home at Prasada Pre-Plat - 3.18.21 PZ
 6. 05 FS20-363 Fulton at Prasada Pre-Plat Preliminary Landscape Plan - 3.18.21 PZ
 7. 21.03.01 FS20-363 - Fulton at Prasada Urban Village PP - PZ PowerPoint - 3.18.2021
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

1 **Case:** **FS20-363**
2
3 **Project Name:** Fulton Homes at Prasada Urban Village – Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Planning and Zoning Date:** **March 18, 2021**
8
9 **Planner:** Joshua Mike, AICP

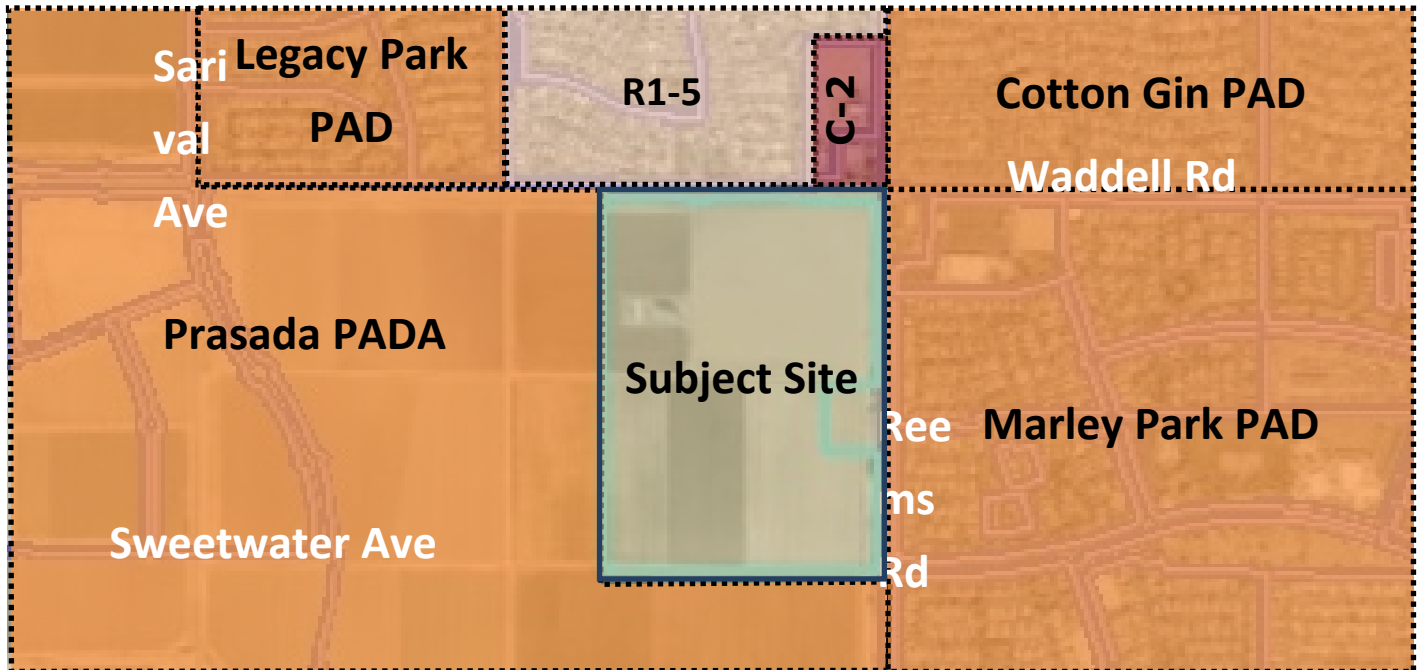
10
11 **Owner:** Suburban Land Reserve, Inc.
12
13 **Applicant:** Rose Law Group, pc for Fulton Homes
14
15 **Request:** Preliminary Plat for a 547-lot single-family residential subdivision in
16 the Prasada Urban Village
17
18 **Site Location:** Generally located at the southwest corner of West Waddell Road and
19 North Reems Road
20
21 **Site Size:** 110.96 acres (approx.)
22
23 **Gross Density:** 4.93 DU/Ac.
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Findings:**
30 • The proposed preliminary plat is consistent with the Prasada PAD.
31 • The proposed preliminary plat is consistent with applicable City of Surprise regulations.
32 • The reviewing agencies have indicated no objections to the request.
33
34 **Staff Recommendation:** Staff recommends the Commission move to recommend approval of
35 case FS20-363 to the City Council, subject to stipulations ‘a’ through
36 ‘c.’
37
38
39
40

41 **Project Description:**

42
43 The subject request involves a Preliminary Plat for a portion of the Prasada Urban Village. The
44 applicant seeks to subdivide the subject property into 547 lots and 52 tracts.

45
46 **Surrounding Land Zoning:**

47
48 The following map depicts the existing zoning of the subject site and its surroundings:



49
50
51 **Background:**

52
53 **June 22, 2006:** The subject property was part of rezoning application, case PAD05-465, and rezoned
54 from R1-43 to Planned Area Development (PAD) and approved under Ordinance 06-26

55
56 **March 26, 2020:** Staff met with the applicant to discuss the project during a regularly scheduled
57 Concept Review meeting under CR20-176.

58
59 **May 26, 2020:** The applicant filed a request for a Minor PAD Amendment to modify land uses and
60 development standards for the Urban Village portion of the Prasada PAD under case FS20-361.

61
62 **May 26, 2020:** The applicant filed a request for a 110-acre, 547-lot Preliminary Plat under case FS0-
63 363, the subject case.

64
65 **November 19, 2020:** Staff approved the Minor PAD Amendment under case FS20-361.

Analysis and Discussion:

Chris Webb of Rose Law Group on behalf of Fulton Homes is requesting Preliminary Plat approval for a 547-lot single-family residential subdivision on approximately 110 acres, generally located on the southwest corner of Waddell Road and Reems Road.



PROJECT DATA

GROSS AREA:	+/- 110.96 AC
NET RESIDENTIAL AREA:	+/- 77.77 AC (LOT AREA & OPEN SPACE TRACTS)
LOT SIZES:	
35' x 108' (A)	112
45' x 92' (B)	191
50' x 120' (C)	118
52' x 100' (D)	126
TOTAL	547
GROSS DENSITY:	4.93 DU/AC
OPEN SPACE:	16.91 AC 22% OF NET RESIDENTIAL AREA
TURF AREA:	166,032 SF (3.81 AC) (22.53% OF OPEN SPACE)

LAND MASS AREA TABLE	
DEDICATED RIGHTS-OF-WAY	33.19 AC.
OPEN SPACE	16.91 AC.
CUMULATIVE LOT AREA	60.86 AC.
NET RESIDENTIAL AREA	77.77 AC.
OPEN SPACE % NET RESIDENTIAL AREA	22%
GROSS AREA	110.96 AC.

[Continued following page]

84

85 The project provides for a gross density of 4.93 DU/Ac. and is located within the Medium Density
86 Residential (PUV-1) zoning district identified in the Prasada Urban Village as shown below. (Image
87 taken from Figure F of the approved PAD Amendment).

88



89

90

91

92

93

94

95

96

97

98

[Continued following page]

99

100 The Prasada Urban Village also anticipates a blend of uses that transition from relatively less intense
101 development towards the eastern end to more intense development towards the western end of the
102 Village. This arrangement is depicted in Exhibit C of the approved PADA document as annotated
103 below to show the subject request in the context of the larger Village.

104

105



106

107

Lot Sizes and Categories

The proposed Preliminary Plat establishes four different lot categories, each meeting Development Standard H as stated in the Prasada PAD:

Development Standard H

Zoning Districts:	PUV-1	PUV-2	PUV-3
Minimum Lot Area	3,000 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ⁽²⁾			
Front facing garage	10 Feet		
Rear/Alley loaded garage ⁽³⁾	5 Feet		
Side ⁽⁴⁾	0 Feet / 3 Feet		
Rear ⁽⁵⁾⁽⁶⁾	10 Feet		
Maximum Building Height: ⁽⁷⁾	35 Feet		
Notes			
1.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
2.	Front setback shall be measured from back of sidewalk to face of structure or garage door.		
3.	10' Front setback for rear or alley loaded product.		
4.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	5' Setback from alley R.O.W. to face of garage.		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		
8.	Covered patios may encroach up to 2 feet into the rear setback.		

Open Space

The applicant proposes 16.91 acres of open space, which comprises 22% of the net residential area, exceeding the 15% minimum required by the Prasada PAD. Additionally, the Preliminary Plat abuts an 80-foot wide drainage channel to act as a buffer along Reems Road.

This Preliminary Plat will initiate the development of the first part of the community park concept contemplated for the Prasada Urban Village, including the two large components of the central community park amenity and passive open space tracts, to be maintained by the *Fulton Homes at Prasada* Homeowners Association.

1. Central Community Park: A 4.21-acre central community park area located towards the south end of the property, which is planned to include a large turf field, an amphitheater area, two ramadas, shaded tot lot, full basketball court, bocce ball courts, pickleball court, and cornhole area.
2. North Park/Aquatic Center: A 2.51-acre park aquatic center located towards the north end of the property, which is planned to include an aquatic center and restroom building, a large turf play area, shaded tot lot, ramada, and a half basketball court.
3. Additional open space tracts will add visual interest and break up block lengths between homes while providing shade for pedestrians. The larger tracts will be used for storm water retention and include sidewalks or paths to ensure it is usable and provides pedestrian oriented access that does not require vehicle access.

Parking

This Preliminary Plat addresses on-street parking in 3 primary ways:

1. Blocks with lots widths between 35' and 45' will have rear-loaded access with an alley, utilizing parallel parking pockets built adjacent to the street.
2. Less than 35% of front loaded lots are less than 50-feet wide.
3. Head-in parking spaces adjacent to both of the large park areas will alleviate on-street parking in front of neighboring homes.

Vehicular Access and Circulation

Primary access to the neighborhood will be from Waddell Road along the north property line and from Reems Road via an extension of Sweetwater Avenue along the southern boundary. The internal street network will then provide north-south access and connectivity throughout the neighborhood.

Utility and Services Table:

Water:	EPCOR Utilities Inc.
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac. or more.

168 **Reviewing Agencies:**

169
170 In addition to the standard city reviewing agencies, Maricopa County, Arizona Department of
171 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request.

172
173 The City received the following responses:

- 174
175 1. Maricopa Water District (MWD): The development will require a development agreement
176 between MWD and the developer to address the impacts to MWD's facilities and/or property
177 interests.
178
179 2. Arizona Department of Transportation (ADOT): The development has no additional
180 requirements

181
182 **Summary:**

183
184 The applicant seeks a Preliminary Plat across the subject property. The proposed development is
185 compatible with the neighboring land uses and the amenities included will provide recreational
186 opportunities for the neighborhood residents.

187
188 **Findings:**

- 189
190 • The proposed preliminary plat is consistent with the Prasada PAD.
191 • The proposed preliminary plat is consistent with applicable City of Surprise regulations.
192 • The reviewing agencies have indicated no objections to the request.

193
194 **Recommendation:**

195
196 Based on the findings noted above, staff recommends the Commission move to recommend
197 approval of the subject Preliminary Plat to the City Council, subject to stipulations 'a' through 'c' as
198 outlined below:

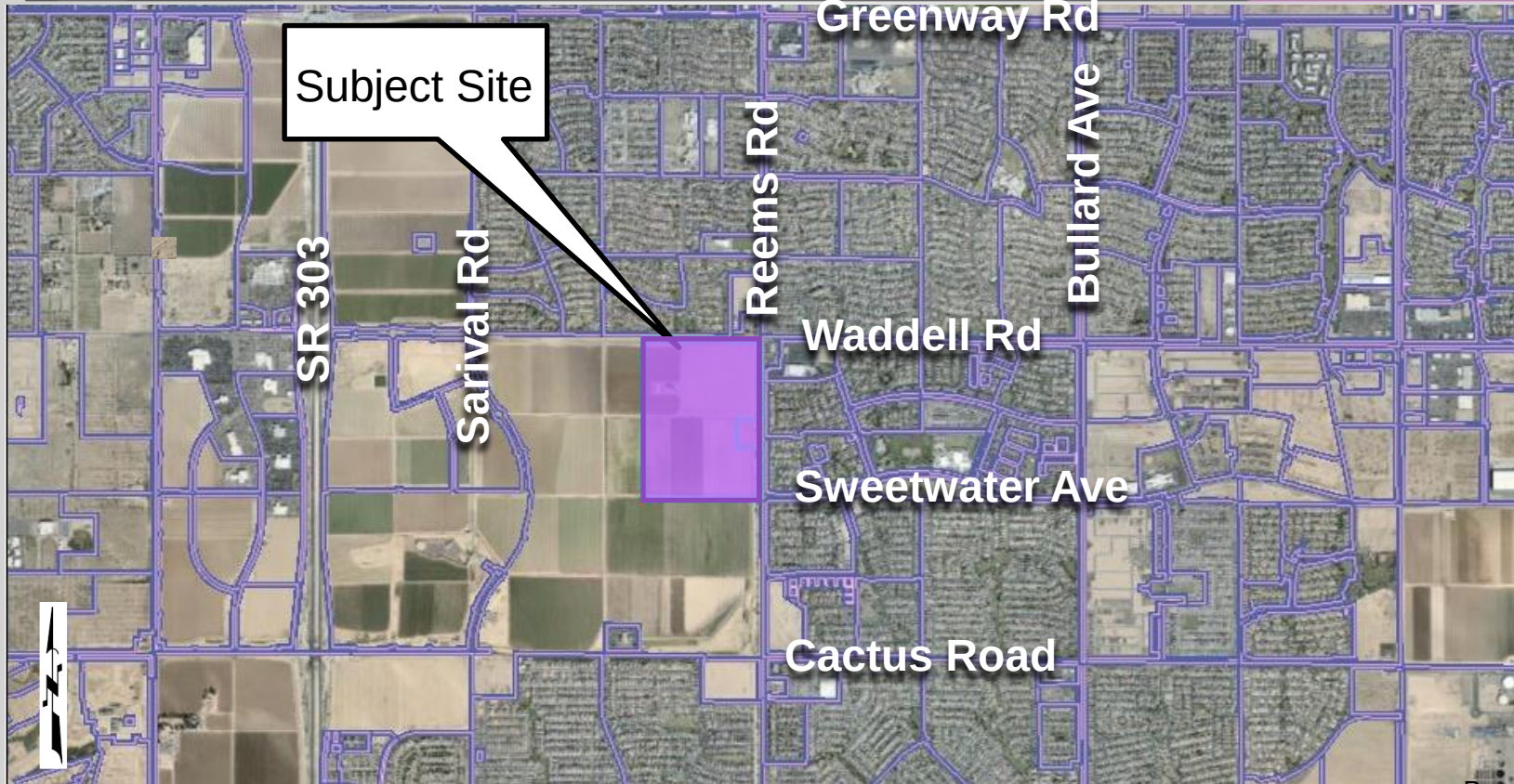
- 199
200 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
201 "Preliminary Plat for Fulton Homes at Prasada", consisting of nine (9) sheets prepared
202 by EPS Group and stamped received January 19, 2021.
203
204 b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan
205 entitled "Fulton Homes at Prasada", consisting of twelve (12) sheets prepared by EPS
206 Group and stamped received December 2, 2020.
207
208 c. Non-compliance with the stipulations of approval of this case will be treated as a
209 violation in accordance with the provisions of Article XIV of the Surprise Unified
210 Development Code (SUDC).

- 211 **Attachments:**
- 212
- 213 01 Vicinity Map
- 214 02 Case Map
- 215 03 Applicant Narrative
- 216 04 Preliminary Plat
- 217 05 Preliminary Landscape Plan

VICINITY MAP

FS20-363

Fulton at Prasada PP





CASE MAP

FS20-363
Fulton at Prasada PP

Waddell Rd

Sarival Rd

Sweetwater Ave

Subject Site

Reems Rd



RECEIVED

05/26/2020

PRELIMINARY PLAT NARRATIVE

Fulton Homes

at

Prasada

Maricopa County, Arizona
April 24, 2020

FULTON HOMES

9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284

(on behalf of Suburban Land Reserve, Inc.)

ROSE LAW GROUP_{PC}
RICH ■ CARTER ■ FISHER



7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
(480) 240-5648

1130 N. Alma School Road, Suite 120
Mesa, Arizona 85201
(480) 503-2250

Table of Contents

- 1. Purpose of Request 1
- 2. Description of Proposal 1
- 3. Open Space & Amenities 4
- 4. Walls & Monumentation 5
- 5. Relationship to Surrounding Properties..... 6
- 6. Location & Accessibility 6
- 7. Circulation System 6
- 8. Community Facilities & Services 8
- 9. Public Utilities & Services..... 8
- 10. Development Schedule & Phasing 8

1. Purpose of Request

Fulton Homes Corporation (“Fulton Homes”) is in escrow to purchase approximately 110 gross acres of agricultural property located at the southwest corner of Waddell Road and Reems Road in the City of Surprise (the “City”) comprising APN’s 501-40-001G and 501-40-001P, as depicted on **Exhibit “A” – Context Plan** attached hereto (the “Property”). The Property is currently owned by Suburban Land Reserve, Inc. (the “Property Owner”).

The Property is part of the planned “Prasada” master-planned community PAD, specifically located within the 530-acre “Urban Village” component of the PAD. The Prasada PAD zoning was established in 2006 via City Case No. PAD05-0465. Fulton Homes and the Property Owner have submitted a concurrent application to the City for a Minor Amendment to the Urban Village component of the Prasada PAD (the “Minor PADA”).

The Prasada PAD establishes four separate zoning districts for the Urban Village. As outlined in the above referenced Minor PADA, the Property will be located entirely within the Medium Density Residential or “PUV-1” Zoning District, which allows for residential densities of 4 – 12 DU/Acre.

The purpose of this request by Fulton Homes, on behalf of the Property Owner, is to secure approval of a Preliminary Plat for a single-family residential community called “*Fulton Homes at Prasada*” within the Prasada Urban Village, that implements the Property’s existing PAD zoning, allowable residential density and associated development standards, as well as the character and vision set forth for the Property as an integral part of the Prasada Urban Village.

2. Description of Proposal

The proposed Preliminary Plat for *Fulton Homes at Prasada* outlines Fulton Homes’ vision for a fresh approach to the Prasada Urban Village, that responds to current market trends while remaining in conformance with, and implementing, the character, vision and requirements of the Property’s existing PAD zoning. Fulton Homes is proposing a total of 547 residential units, at a total density of 5 DU/Acre. The Conceptual Site Plan included with this application illustrates how the proposed Preliminary Plat will be in conformance with the Prasada PAD Urban Village (see **Exhibit “B” – Conceptual Site Plan** attached hereto).

The Prasada PAD establishes a maximum unit count of 4,680 total residential dwelling units for the entire 530-acre Prasada Urban Village. *Fulton Homes at Prasada*, which occupies the lowest residential density area of the Urban Village, will implement 547 of the allowable residential units, leaving 4,133 total residential units available for development within the 420-acre balance of the Prasada Urban Village.

Fulton Homes is proposing four distinct lot sizes, featuring three front-loaded single-family product lines and one alley-loaded product line, in order to create a range and diversity in housing product offerings, all in conformance with the lot development standards of the Prasada PAD Urban Village. The alley-loaded product has been designed to accommodate same-day trash collection, fire access, two-way vehicular traffic, sight visibility, and guest parking.

The proposed lot sizes and distribution for *Fulton Homes at Prasada* is as follows:

Lot Size	Lot Area	Lot Count	% of Total
35' x 108' *	3,780 SF	112	20%
45' x 92'	4,140 SF	191	35%
50' x 120'	6,000 SF	118	22%
52' x 100'	5,200 SF	126	23%
Total		547	100%

*Alley-loaded product

The governing lot development standards for the Property, as set forth in the Prasada PAD, are outlined in Development Standard "H" for the Prasada Urban Village:

Development Standard H

Zoning Districts:	PUV-1	PUV-2	PUV-3
Minimum Lot Area	3,000 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ⁽²⁾			
Front facing garage	10 Feet		
Rear/Alley loaded garage ⁽³⁾	5 Feet		
Side ⁽⁴⁾	0 Feet / 3 Feet		
Rear ⁽⁵⁾⁽⁶⁾	10 Feet		
Maximum Building Height: ⁽⁷⁾	35 Feet		
Notes			
1.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
2.	Front setback shall be measured from back of sidewalk to face of structure or garage door.		
3.	10' Front setback for rear or alley loaded product.		
4.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	5' Setback from alley R.O.W. to face of garage.		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		
8.	Covered patios may encroach up to 2 feet into the rear setback.		

The proposed lot sizes for *Fulton Homes at Prasada* exceed the minimum lot size required by the Prasada PAD and all of the Development Standard “H” lot development standards outlined above will be adhered to. Further, Fulton Homes has given specific attention to designing *Fulton Homes at Prasada* in conformance with the Prasada PAD’s Perimeter Overlay District or “PUV-POD”, which places an additional layer of development standards on the first 300 feet of the Property adjacent to both Waddell Road and Reems Road, as outlined below:

Perimeter Overlay District Standard	
Zoning District:	PUV-POD
Minimum Building Setback from Public Streets: ⁽²⁾	
Arterials	30 Feet
Collectors	20 Feet
Locals	10 Feet
Building Height: ⁽¹⁾⁽²⁾	30 Feet
Open Space	15 %
Notes	
1.	PUV-POD 30’ maximum building height with 1’ increased height allowed for every 4’ of additional building setback in excess of 30’, not to exceed a 60’ total building height. However, the building height shall be limited to a maximum of three (3) stories within the POD on Greenway Road adjacent to the Northwest Ranch Community, along Sarival Road between Greenway Road and Waddell Road adjacent to the Legacy Parc Community and along Waddell Road across from the Legacy Parc Community within the PUV-4 zoning district.
2.	The minimum building setback on Greenway Road and Sarival Road for property within the PUV-POD adjacent to the Northwest Ranch and Legacy Parc Communities will be increased to 45 feet.

Fulton Homes at Prasada has been designed to be consistent and compatible with the community character and design intent of the Prasada Urban Village as outlined in the Prasada PAD. Specifically, *Fulton Homes at Prasada* provides a similar and compatible roadway network, including preservation of the urban, walkable feel of Sweetwater Avenue, the main entry road into the Prasada Urban Village from Reems Road. Additionally, *Fulton Homes at Prasada* preserves the inclusion of higher-density alley-loaded products that front on primary north-south routes through the site, maintaining a more urban feel while still providing views and access to open space and amenities. As explained in more detail in Section 3 below, *Fulton Homes at Prasada* will provide the same high level of centralized open space and resort-style amenities contemplated for the Urban Village in the Prasada PAD.

It should be noted that Fulton Homes has submitted a concurrent Design Review application to the City for the four housing product lines proposed for the Property.

3. Open Space & Amenities

Fulton Homes at Prasada will feature a total of 16.30 acres of open space (approximately 21% of project's net residential area), exceeding the 15% minimum required by the Prasada PAD. As outlined in the concurrent Minor PADA application, *Fulton Homes at Prasada* will initiate the development of the first part of the community park concept contemplated for the Prasada Urban Village, including the two large components of the central community park amenity, which will now be rotated such that they are situated and separated in a north-south orientation instead of east-west. *Fulton Homes at Prasada* is a family-oriented community with recreation and amenity areas that have been designed accordingly. The community is bordered on the east by an 80'-wide drainage tract that will provide a large open space buffer along Reems Road. The community will feature two large park areas with resort-style amenities, including an aquatic center, as well as additional more passive open space areas to ensure that all residents have convenient walkable access to a variety of open space and amenity opportunities. Fulton Homes' amenity package is unparalleled and provides activities for the entire family. Details of all park, open space and amenity areas within the community are provided in the **Preliminary Landscape Design Package** included with this submittal.

Central Community Park Area

Fulton Homes at Prasada will feature a 4.21-acre central community park area toward the south end of the Property. This park area represents the development of the first part of the community park concept contemplated for the Prasada Urban Village as outlined in the concurrent Minor PADA application. This central community park area has been strategically located at the end of the entry road into the community from Sweetwater Avenue, creating a dramatic sense of arrival for residents and visitors alike. This central community park area will include a large turf field, an amphitheater area, two ramadas, shaded tot lot, full basketball court, bocce ball courts, pickleball court and cornhole area. The central community park area will be owned and maintained by the *Fulton Homes at Prasada* Homeowners Association.

North Park/Aquatic Center Area

Fulton Homes at Prasada will also feature a 2.51-acre park and aquatic center toward the north end of the Property. This north park/aquatic center area has been strategically located at the end of the entry road into the community from Waddell Road, again creating a dramatic sense of arrival. This park area will include an aquatic center and restroom building, a large turf play area, shaded tot lot, ramada and a half basketball court for the enjoyment of the residents. The north park/aquatic center area will be owned and maintained by the *Fulton Homes at Prasada* Homeowners Association.

Passive Open Space Areas

Fulton Homes at Prasada will also feature numerous more passive open space areas throughout the community, all of which will be owned and maintained by the *Fulton Homes at Prasada* Homeowners Association.

Parking

To provide the best access to the proposed park and amenity areas, Fulton Homes is proposing head-in parking spaces adjacent to both of the large park areas. Head-in parking stalls allow for more parking adjacent to the amenities than would be possible parking along the local streets. Head-in parking is compatible with local residential streets with low speeds and drivers being accustomed to cars backing out of driveways into local roads. The proposed parking scenario has been successfully integrated into other Fulton Homes' communities and has proven to be an additional amenity to homeowners.

Pathways & Connectivity

Fulton Homes at Prasada has been designed to promote superior walkability and connectivity consistent with an urban environment feel. To that end, multiple pathways have been provided from the interior of the community out to Waddell Road, Sweetwater Avenue and to the balance of the Prasada Urban Village to the west. Interior to the community a network of sidewalks has been provided to connect residents to the abundance of parks, open space and amenity areas.

Landscaping

Fulton Homes at Prasada will feature 16.30 total acres of landscaped open space. Open space areas will be well landscaped to provide both passive and active use opportunities, visual enjoyment, and buffering and screening from adjacent development and/or transportation facilities.

The landscape theme for *Fulton Homes at Prasada* has been developed to provide the feel of a transition to a more urban environment, consistent with the vision of the Prasada Urban Village. The design intent of the landscaping is to utilize a variety of trees, shrubs, and groundcovers that will provide a sense of formality, along with shade, visual interest, buffering and aesthetic value to the project. Turf will be used adjacent to more passive recreational amenities or in specific active recreation areas. Trees and shrubs will be planted in sizes and quantities that meet or exceed the City's requirements. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans. A full plant palette and landscaping schedule has been provided with the **Preliminary Landscape Design Package** included with this submittal.

4. Walls & Monumentation

Dramatic entry monumentation welcoming visitors and residents to *Fulton Homes at Prasada* will be provided at both entrances to the Property off of Waddell Road and Sweetwater Avenue. The entry monumentation and wall program for *Fulton Homes at Prasada* is consistent and compatible with the rest of the Prasada PAD and implements unifying designs and materials that are easily adaptable for the multi-family and commercial uses that will occupy the balance of the Urban Village in the future.

Fencing and wall design for *Fulton Homes at Prasada*, including location, has been carefully planned to provide the right balance of privacy and an open, urban environment feel, allowing pedestrians and vehicles alike to feel a visual connection to the community's abundant open

spaces. The fencing and wall program includes various theme walls, garden walls, partial view fencing and rail fencing. Theme walls and garden walls will feature split face CMU with smooth CMU banding and a Sonora cap. Primary theme wall columns will additionally feature stone veneer and pre-cast concrete caps. Split rail fencing, featuring tube steel turned at a 45-degree angle, has been implemented in strategic locations to open up the community, creating a more urban feel and providing view corridors into and out of the *Fulton Homes at Prasada*. Wall and fence locations, as well as wall/fence details and proposed materials and colors are provided in the **Preliminary Landscape Design Package** included with this submittal. It should be noted that perimeter theme walls will be 6'-8" in height, with 7'-8" tall columns.

Entry monuments have been designed with great care to create a high-quality community feel so that residents and visitors will know that *Fulton Homes at Prasada* is a special place. Entry monuments will be placed on both sides of the two main entrances into the community from Waddell Road and Sweetwater Avenue, and will feature large sign walls fronted with pavers and turf and large palm trees behind. Each monument area has also been created with built-in seat walls, and a pedestrian pathway node providing connection into and out of the community. Additionally, both entry roads tee into the community's large park amenity areas, creating a dramatic sense of arrival. Details of the entry monuments and entry road treatments are provided in the **Preliminary Landscape Design Package** included with this submittal.

5. Relationship to Surrounding Properties

The requested Preliminary Plat for *Fulton Homes at Prasada* is compatible with the surrounding properties and will not significantly alter the current feel and environment of the surrounding area. The Property is bordered on the north by Waddell Road and the existing "Western Meadows" residential community, which is zoned RL-5 in the City, as well as certain commercial uses on the northwest corner of Waddell and Reems Roads. The Property is bordered on the east by an 80'-wide drainage channel, Reems Road and the existing "Marley Park" residential community, which is zoned PAD in the City, as well as certain commercial uses on the southeast corner of Waddell and Reems Roads. The Property is bordered on the south and west by undeveloped agricultural land that comprises the balance of the future Prasada PAD Urban Village.

6. Location & Accessibility

Fulton Homes at Prasada is located at the southwest corner of Waddell Road and Reems Road, approximately 1 mile east of the Loop 303, accessible via existing interchanges at both Waddell Road and Cactus Road. Primary access to *Fulton Homes at Prasada* will occur via two access points, one from Waddell Road (at 157th Avenue) and one from Reems Road (via Sweetwater Avenue), as more fully explained in Section 7 below.

7. Circulation System

Reems Road

Reems Road adjacent to the Property is a fully improved 5-lane arterial street, with the exception of the sidewalk which will be constructed with *Fulton Homes at Prasada*. All required ROW dedications were previously made to the City. The only additional improvements to Reems Road

required for Fulton Homes at Prasada would be the removal of an existing driveway entrance into the Property, and the potential improvement of the existing right-turn deceleration lane approaching Sweetwater Avenue (if required by the Traffic Impact Analysis).

Waddell Road

Waddell Road adjacent to the Property is a paved 3-lane arterial street, currently being expanded to 5 lanes as part of a City CIP project. With the exception of the sidewalk, which will be constructed with *Fulton Homes at Prasada*, all required improvements to Waddell Road, including the required right-turn deceleration lane approaching 157th Avenue, will be constructed with the City's CIP project.

Access Points & Collector Streets

As indicated above, the Preliminary Plat for *Fulton Homes at Prasada* proposes one point of access from Waddell Road at 157th Avenue, terminating at the Property's northernmost amenity area, and a second point of access from Reems Road via an extension of Sweetwater Avenue to the west along the southern boundary of the Property. Consistent with the existing street section east of Reems Road, Sweetwater Avenue will feature a large landscaped median and wide detached sidewalks creating a walkable urban feel and will provide access into the Property at a large round-about adjacent to the southernmost amenity area. In both cases, a dramatic sense of arrival will be created. Sweetwater Avenue will be constructed as a full street section from Reems Road to the west side of the round-about with *Fulton Homes at Prasada* as a modified Residential Collector Street per City standard detail 3-05, with an enlarged median, sidewalks and adjacent landscape area. An agreement is in place with the Property Owner, who owns the balance of the Prasada Urban Village, to construct the full street section west of the round-about with future development phases of the Urban Village to the west and south of the Property. Notwithstanding the foregoing sentence, there is no completion deadline imposed on the Property Owner to complete the construction of the full street section west of the round-about, and such construction will be addressed as part of future development and in accordance with market conditions.

The internal street network will then provide north-south access and connectivity through the Property, connecting the amenity areas and bringing vehicles past the fronts of the higher density alley-loaded housing product. The guest parking for the alley-loaded product facing this connection road will be accommodated in parallel parking pockets built adjacent to the standard roadway section, in order to allow free flowing traffic from north to south through the Property. Internal streets will be constructed per City standard detail 3-07 with two proposed modified street sections to include parking adjacent to the 28' of asphalt provided in the standard detail. It should be noted that the Preliminary Plat will also provide a local street stub out to the west, in order to facilitate future connectivity to the balance of the Prasada Urban Village, as it is subsequently developed.

In accordance with the approved Prasada PAD, there are several locations where *Fulton Homes at Prasada* utilizes a 40' local street right-of-way. This 40' right-of-way is only planned where the street is unloaded, meaning there are no homes facing the street on either side. Parking will not be allowed on the narrower 40' right-of-way street sections.

8. Community Facilities & Services

Fulton Homes at Prasada is located within the Dysart Unified School District. Elementary and middle school age students within *Fulton Homes at Prasada* are anticipated to attend Sonoran Heights Elementary School, and High School age students are anticipated to attend Shadow Ridge High School.

Fulton Homes at Prasada is located just a few miles east of the White Tanks Regional Park which offers numerous outdoor recreation opportunities.

9. Public Utilities & Services

Water

Fulton Homes at Prasada is located within the existing water service area of EPCOR, and water service will be provided by EPCOR per the terms of the pending Main Line Extension Agreement between EPCOR and Fulton Homes.

Sewer

Fulton Homes at Prasada is located within the City's sewer service area, and sewer service will be provided by the City.

Refuse Collection

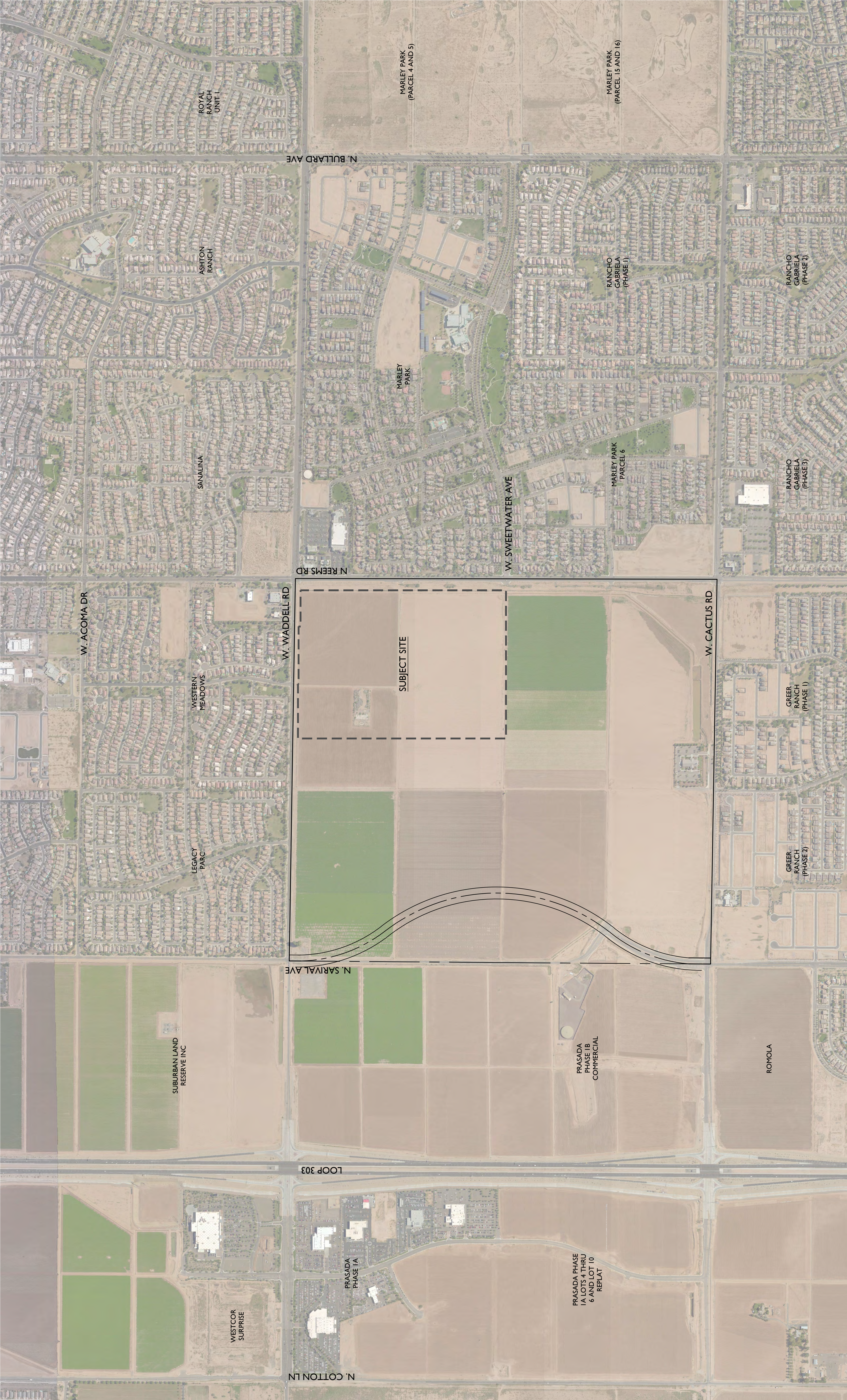
Refuse Collection will be provided by the City.

Police & Fire

Police and fire service will be provided by the City.

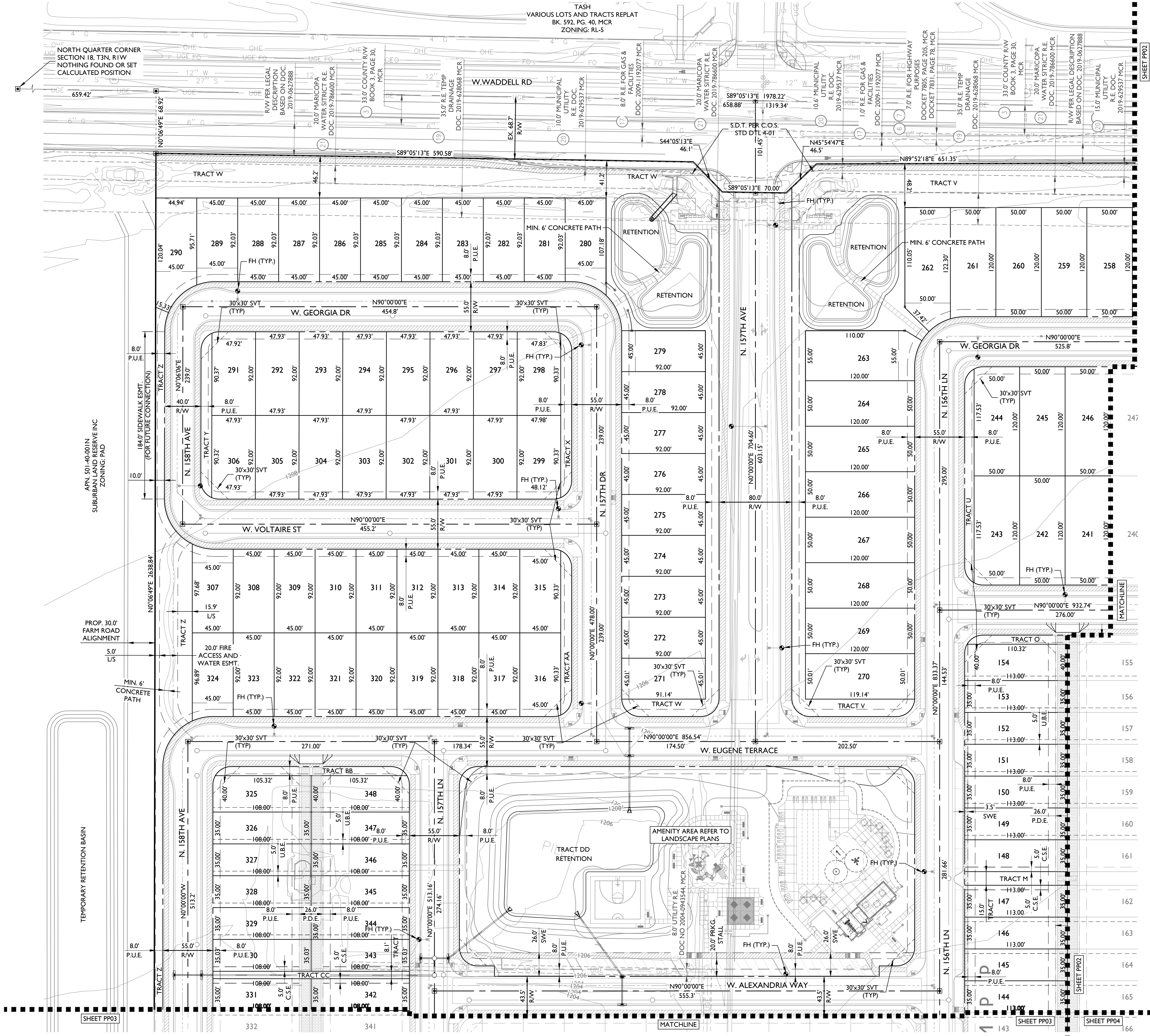
10. Development Schedule & Phasing

Development of the Property will commence upon the City's approval of the Preliminary Plat, Final Plat(s) and associated improvement plans, which is anticipated to occur sometime in early 2021. Home sales are anticipated to begin in 2022, with buildout occurring sometime in 2025. It is anticipated that *Fulton Homes at Prasada* will be developed in multiple, consecutive phases, including a model home phase, to allow for quicker home completion and delivery. Fulton Homes will however seek to grade the entire Property in a single phase.

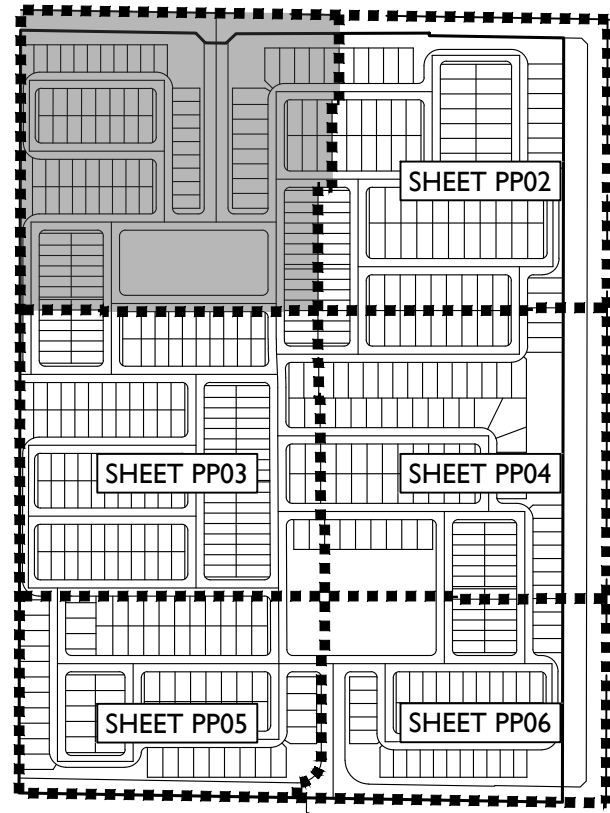


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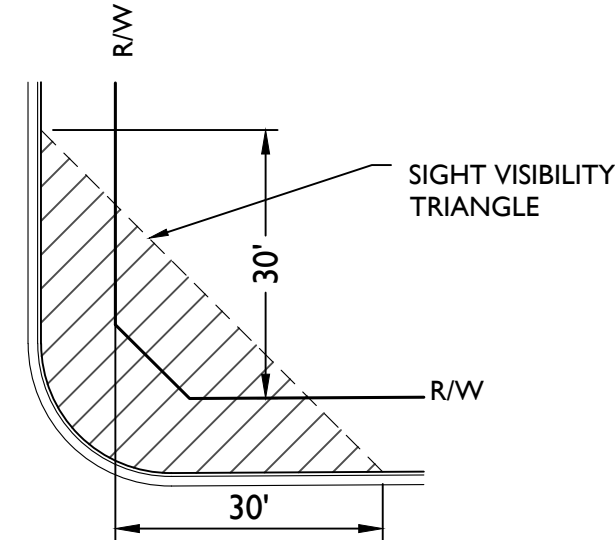
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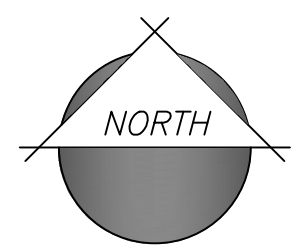
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- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- U.B.E. USE AND BENEFIT EASEMENT
- P.R.E. PRIVATE ROAD EASEMENT
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- SWE SIDEWALK AND ACCESS EASEMENT
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- STREET RIGHT-OF-WAY
- LOT LINE
- SEWER LINE
- WATER LINE
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- BRASS CAP IN HANDHOLE
- CITY OF SURPRISE
- FOUND
- PROPERTY LINE
- REBAR
- SEARCHED FOR, NOTHING FOUND
- OVERHEAD ELECTRIC LINE
- BCF
- BCHH
- COS
- FD
- P/L
- RB
- SPNF

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	090°00'00"
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TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)



50 0 50 100
scale feet

Fulton Homes at Prasad
Preliminary Plat

Project:

Revisions:

APRIL 23, 2020 - 1ST PRELIMINARY PLAT SUB.
AUGUST 14, 2020 - 2ND PRELIMINARY PLAT SUB.
OCTOBER 19, 2020 - 3RD PRELIMINARY PLAT SUB.



Designer: JH
Drawn by: DCH

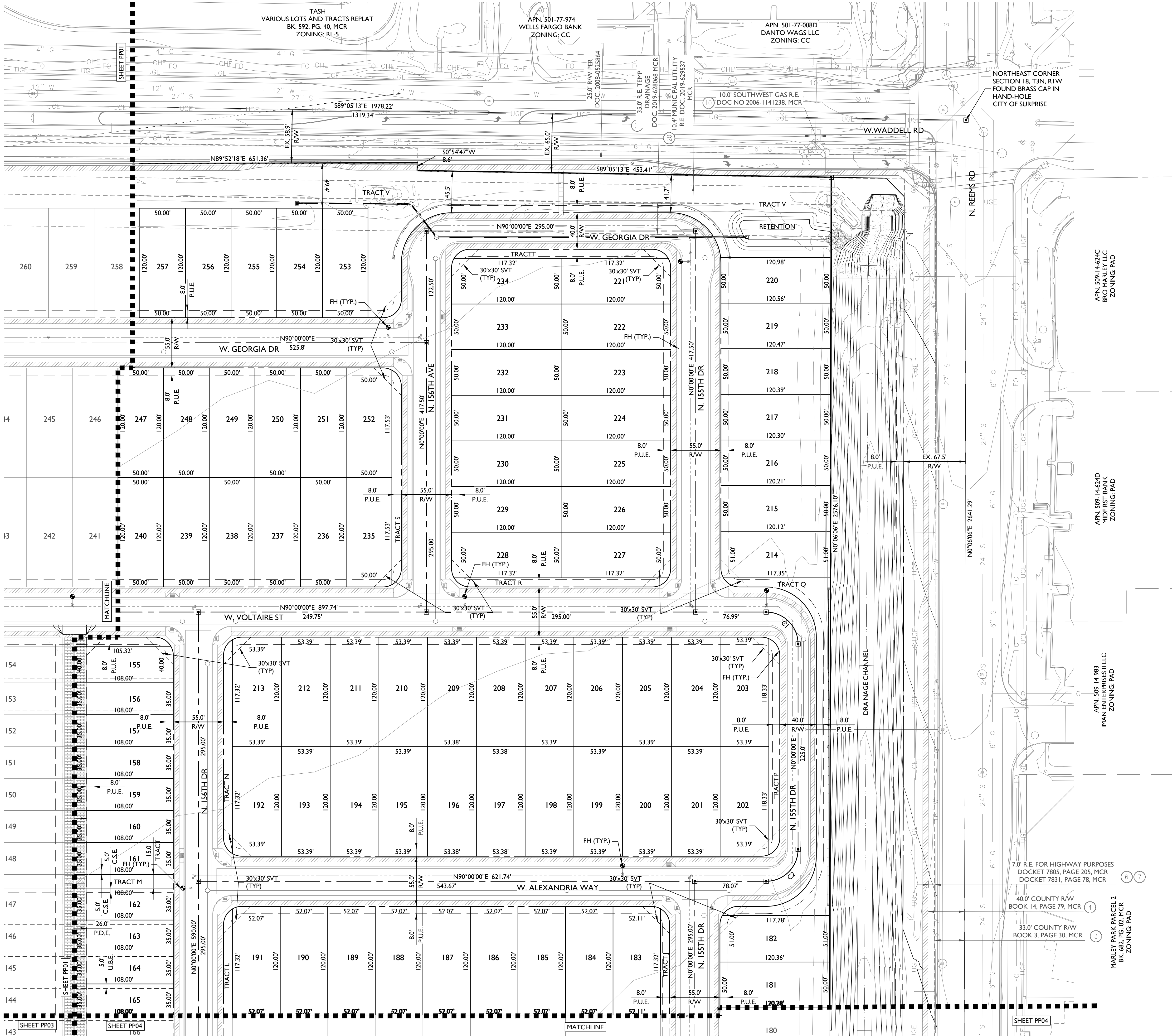


Job No.
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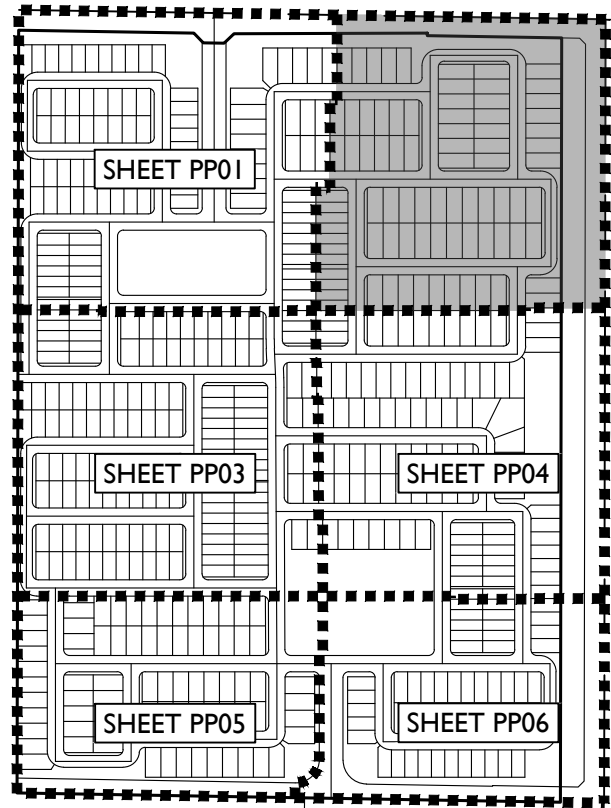
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Sheet No.
2
of 9

C.O.S. CASE NUMBER: FS20-363



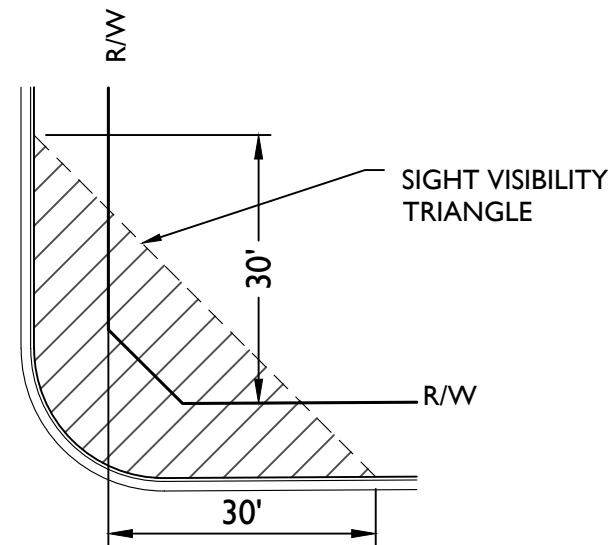
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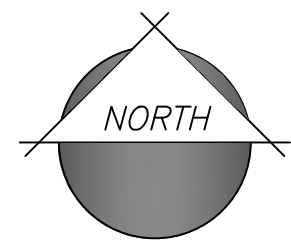
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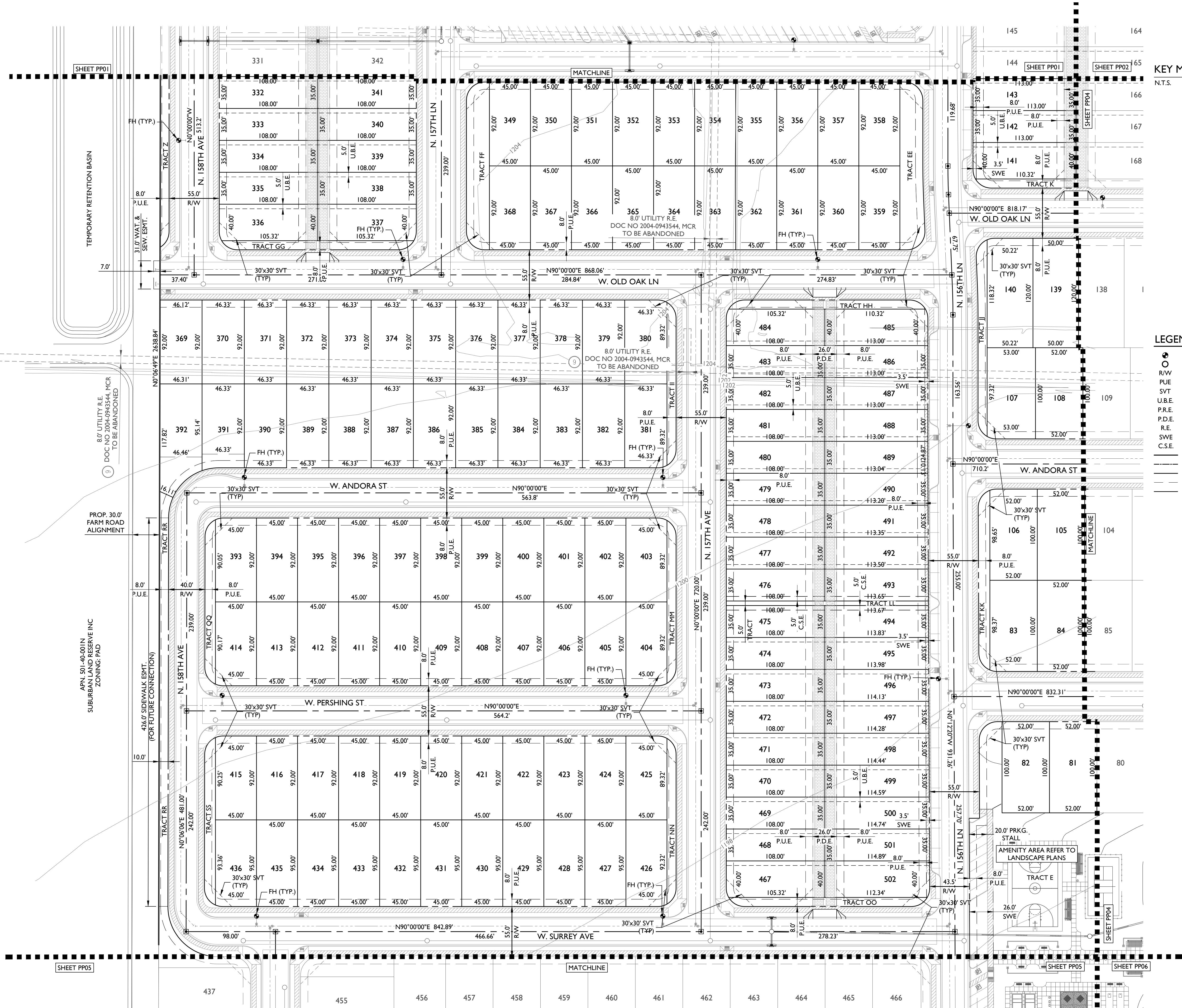
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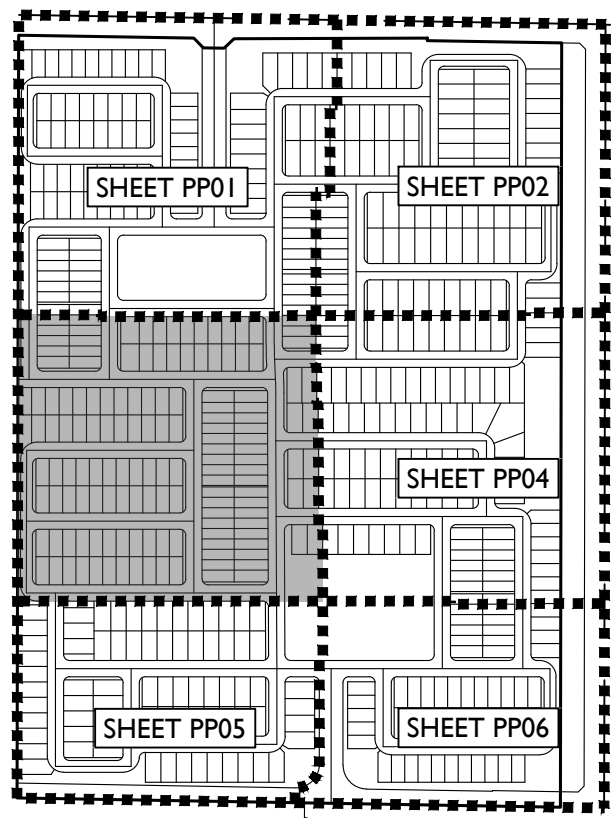


TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)





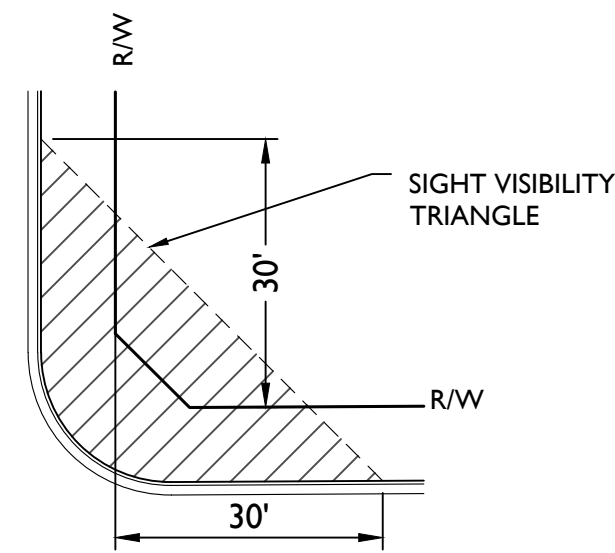
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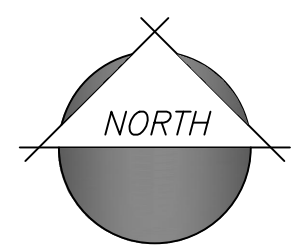
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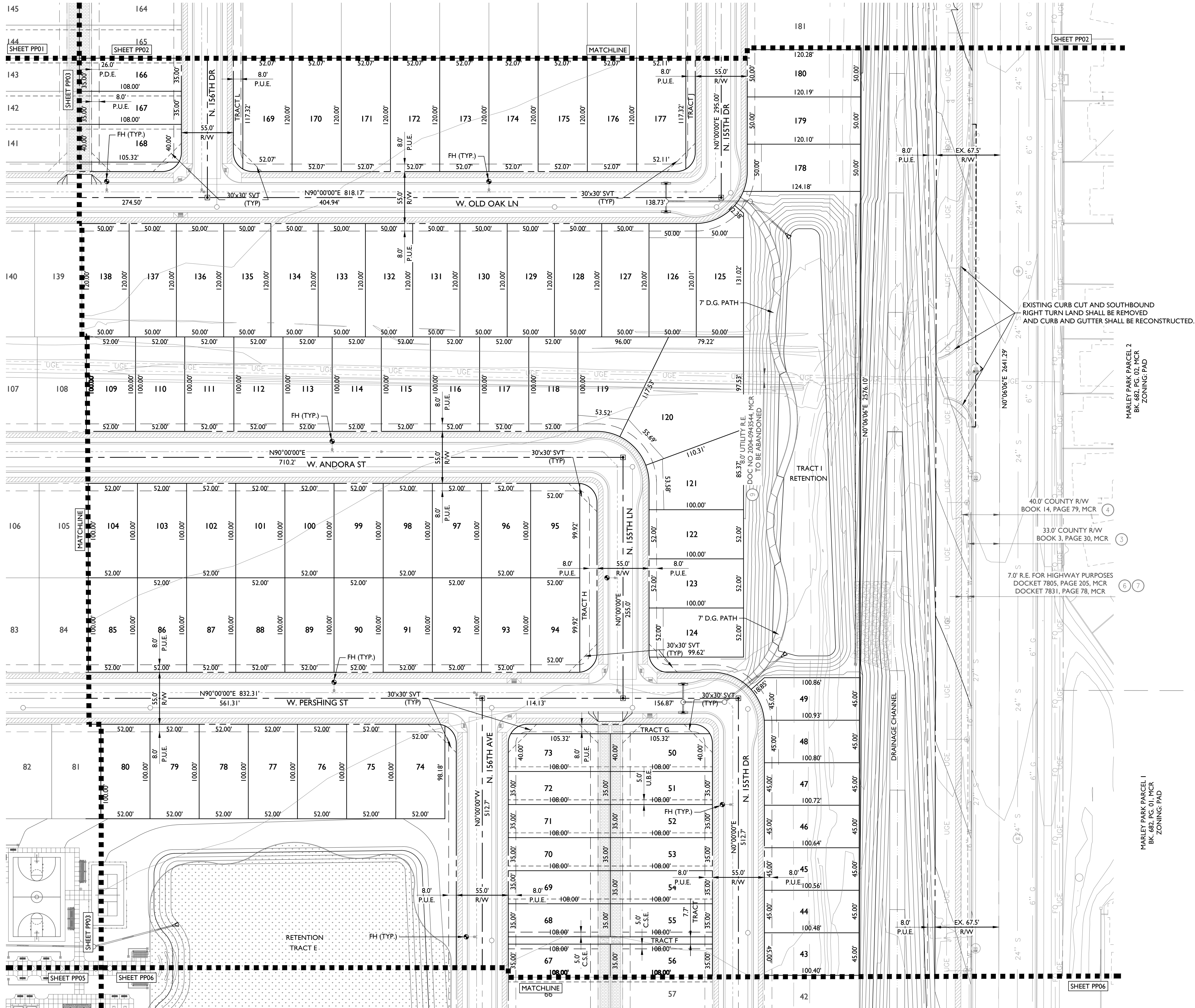
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- PROPERTY LINE
- REBAR
- SEARCHED FOR, NOTHING FOUND
- OVERHEAD ELECTRIC LINE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	090°00'00"
C2	54.98'	35.00'	49.50'	090°00'00"
C3	54.98'	35.00'	49.50'	090°00'00"
C4	54.98'	35.00'	49.50'	090°00'00"
C5	54.98'	35.00'	49.50'	090°00'00"

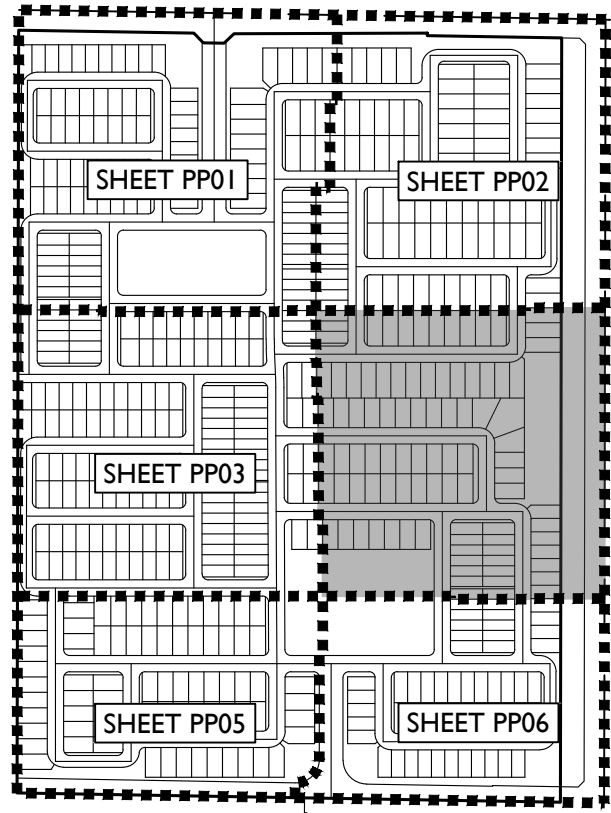


TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)





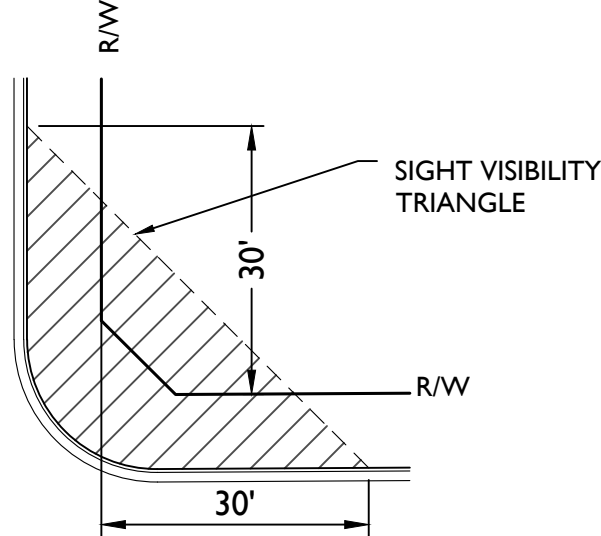
KEY MAP
N.T.S.



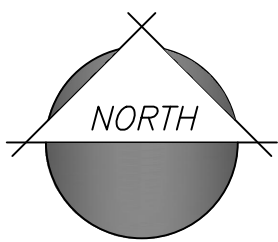
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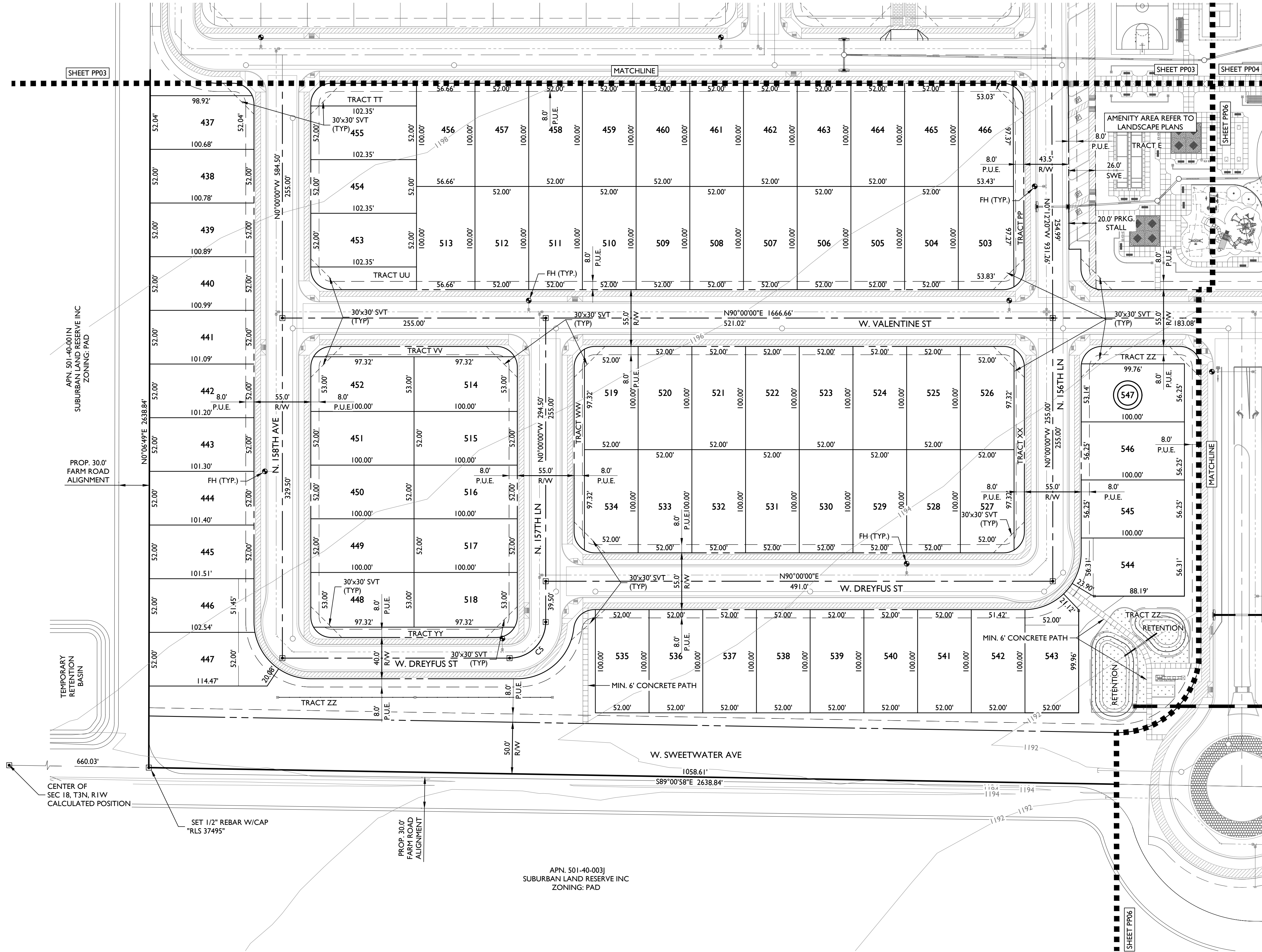
- | | | | |
|--------|------------------------------------|---|------------------------|
| ● | FIRE HYDRANT | — | SEWER LINE |
| ○ | MANHOLE | — | WATER LINE |
| R/W | RIGHT-OF-WAY | — | BRASS CAP FLUSH |
| P.U.E. | PUBLIC UTILITY EASEMENT | — | BRASS CAP IN HANDHOLE |
| SVT | SIGHT VISIBILITY TRIANGLE EASEMENT | — | CITY OF SURPRISE |
| U.B.E. | USE AND BENEFIT EASEMENT | — | FOUND |
| P.R.E. | PRIVATE ROAD EASEMENT | — | PROPERTY LINE |
| P.D.E. | PRIVATE DRIVEWAY EASEMENT | — | REBAR |
| R.E. | ROADWAY EASEMENT | — | SEARCHED FOR, NOTHING |
| SWE | SIDEWALK AND ACCESS EASEMENT | — | FOUND |
| C.S.E. | COMMON SPACE EASEMENT | — | OVERHEAD ELECTRIC LINE |
| --- | PROPERTY BOUNDARY | | |
| --- | STREET CENTERLINE | | |
| --- | STREET RIGHT-OF-WAY | | |
| --- | PUE | | |
| --- | LOT LINE | | |

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	090°00'00"
C2	54.98'	35.00'	49.50'	090°00'00"
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C5	54.98'	35.00'	49.50'	090°00'00"

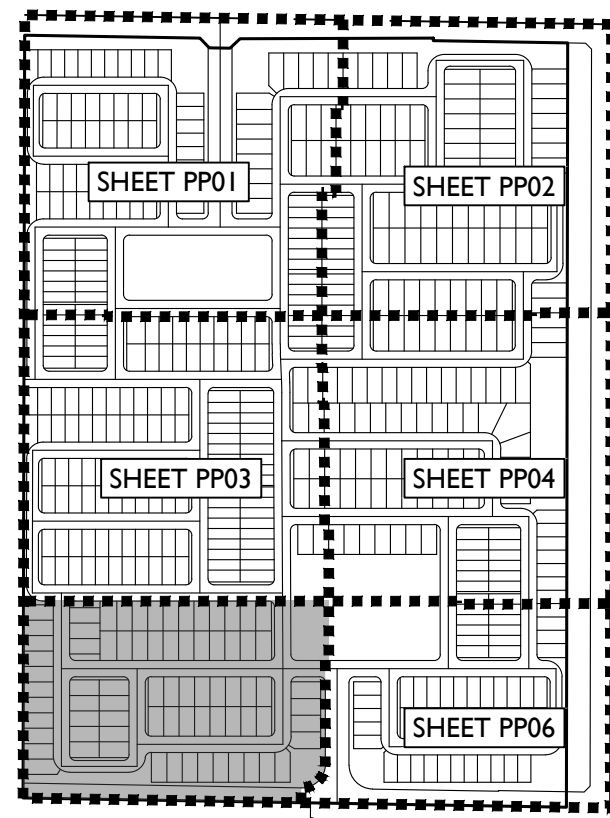


TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)





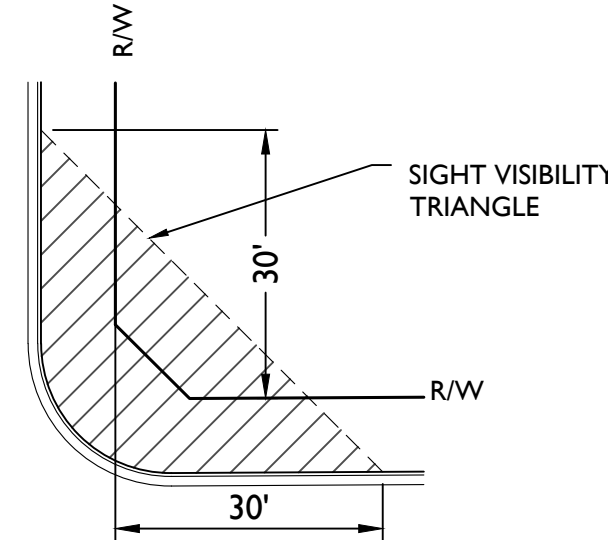
KEY MAP
N.T.S.



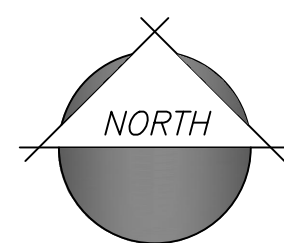
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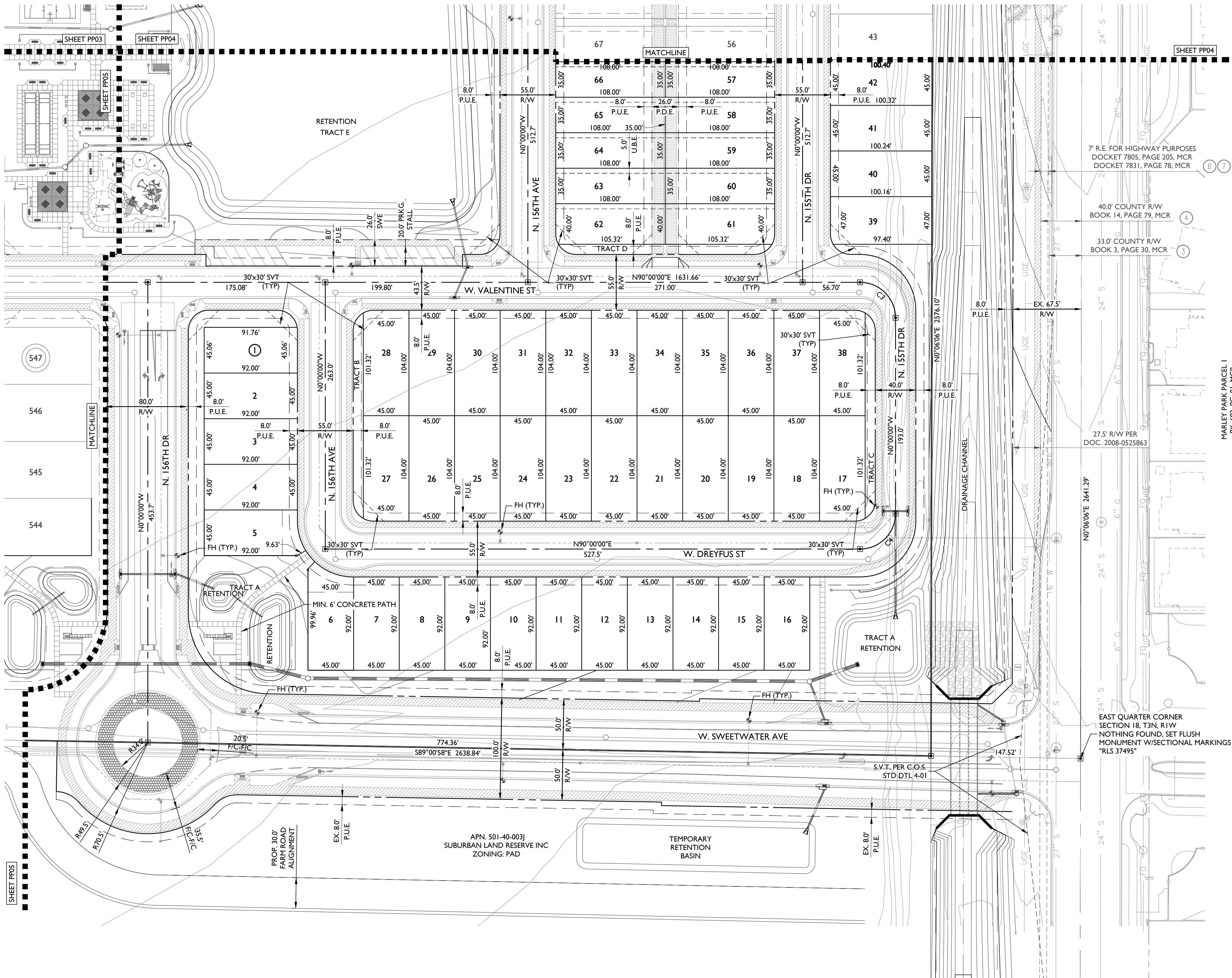
- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- U.B.E. USE AND BENEFIT EASEMENT
- P.R.E. PRIVATE ROAD EASEMENT
- P.D.E. PRIVATE DRIVEWAY EASEMENT
- R.E. ROADWAY EASEMENT
- SWE SIDEWALK AND ACCESS EASEMENT
- C.S.E. COMMON SPACE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE LOT LINE
- SEWER LINE
- WATER LINE
- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- CITY OF SURPRISE
- FOUND
- PROPERTY LINE
- REBAR
- SEARCHED FOR, NOTHING FOUND
- OVERHEAD ELECTRIC LINE
- BCF BCHH
- COS
- FD
- P/L
- RB
- SPNF
- ONE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	54.98'	35.00'	49.50'	090°00'00"
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C5	54.98'	35.00'	49.50'	090°00'00"

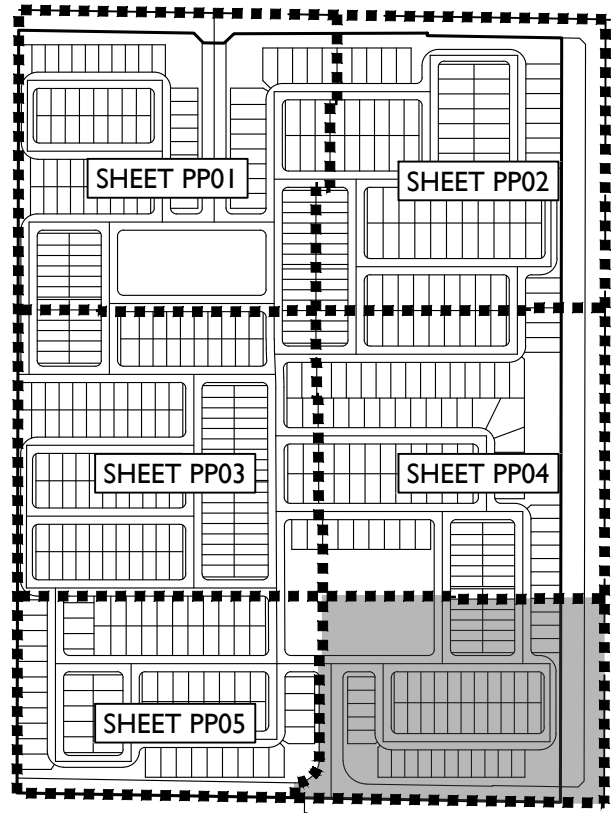


TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)





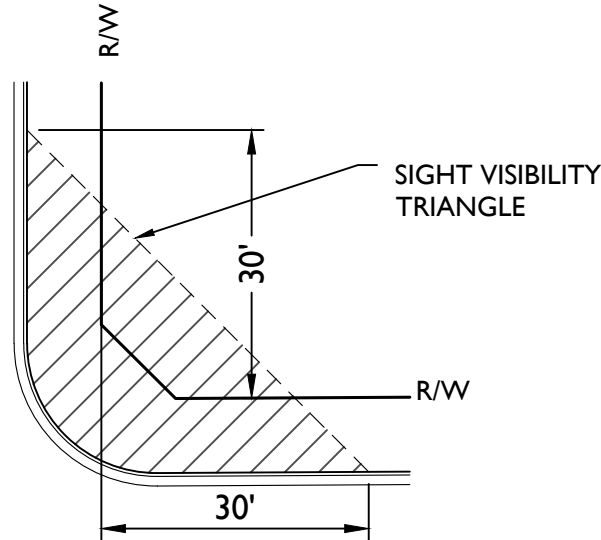
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N.T.S.



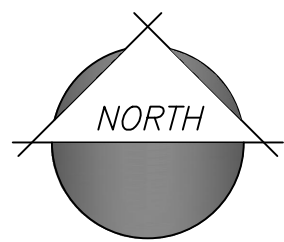
LEGEND

- | | | | |
|--------|------------------------------------|------|-----------------------------|
| ● | FIRE HYDRANT | — | SEWER LINE |
| ○ | MANHOLE | — | WATER LINE |
| R/W | RIGHT-OF-WAY | BCF | BRASS CAP FLUSH |
| PUE | PUBLIC UTILITY EASEMENT | BCHH | BRASS CAP IN HANDHOLE |
| SVT | SIGHT VISIBILITY TRIANGLE EASEMENT | COS | CITY OF SURPRISE |
| U.B.E. | USE AND BENEFIT EASEMENT | FD | FOUND |
| P.R.E. | PRIVATE ROAD EASEMENT | P/L | PROPERTY LINE |
| P.D.E. | PRIVATE DRIVEWAY EASEMENT | RB | REBAR |
| R.E. | ROADWAY EASEMENT | SNF | SEARCHED FOR, NOTHING FOUND |
| SWE | SIDEWALK AND ACCESS EASEMENT | — | FOUND |
| C.S.E. | COMMON SPACE EASEMENT | — | OVERHEAD ELECTRIC LINE |
| — | PROPERTY BOUNDARY | | |
| — | STREET CENTERLINE | | |
| — | STREET RIGHT-OF-WAY | | |
| — | PUE | | |
| — | LOT LINE | | |

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C1	54.98'	35.00'	49.50'	090°00'00"
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TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)

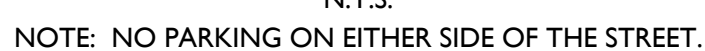
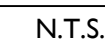
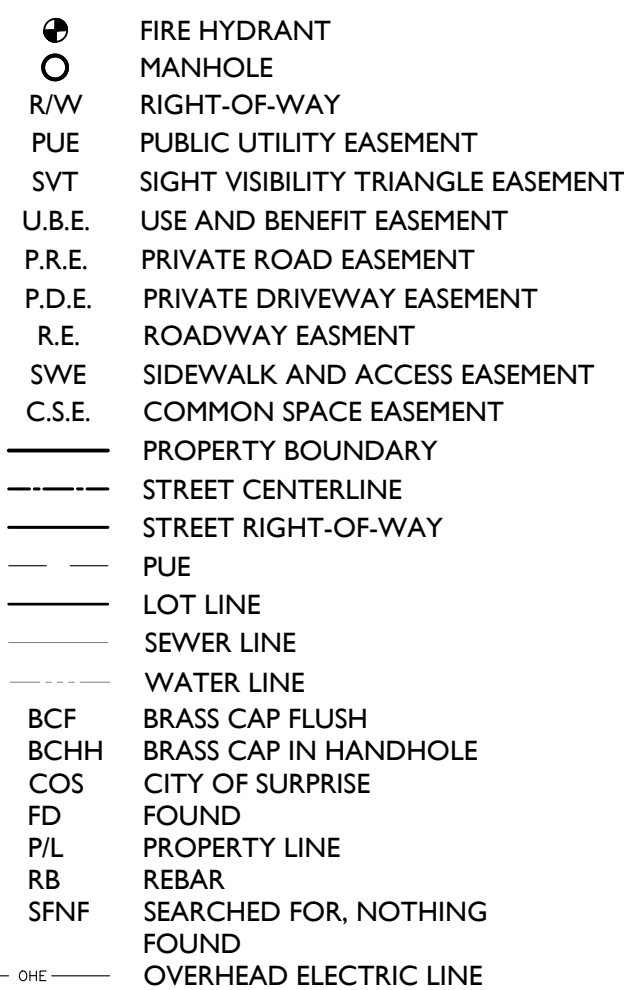
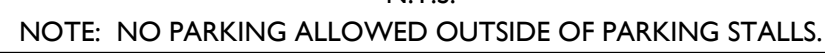
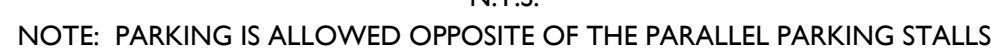
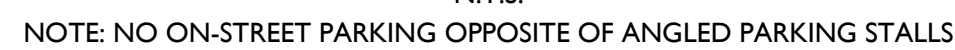
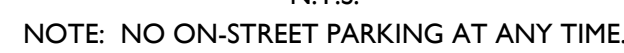
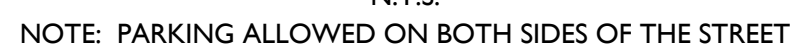


Lot Table																																
Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category			
1	4145.14	B	21	4680.00	B	41	4512.77	B	61	4311.32	A	81	5200.00	D	101	5200.00	D	121	6706.76	D	141	4511.29	A	161	3780.00	A	181	6015.98	D	201	6406.20	D
2	4140.00	B	22	4680.00	B	42	4516.37	B	62	4311.32	A	82	5200.00	D	102	5200.00	D	122	5200.00	D	142	3955.00	A	162	3780.00	A	182	6132.20	D	202	6402.51	D
3	4140.00	B	23	4680.00	B	43	4519.96	B	63	3780.00	A	83	5195.77	D	103	5200.00	D	123	5200.00	D	143	3955.00	A	163	3780.00	A	183	6244.62	D	203	6402.51	D
4	4140.00	B	24	4680.00	B	44	4523.56	B	64	3780.00	A	84	5200.00	D	104	5200.00	D	124	5199.50	D	144	3955.00	A	164	3780.00	A	184	6248.40	D	204	6406.20	D
5	4237.18	B	25	4680.00	B	45	4527.15	B	65	3780.00	A	85	5200.00	D	105	5200.00	D	125	6384.81	C	145	3955.00	A	165	3780.00	A	185	6248.40	D	205	6406.20	D
6	4396.00	B	26	4680.00	B	46	4530.74	B	66	3780.00	A	86	5200.00	D	106	5196.80	D	126	6000.00	C	146	3955.00	A	166	3780.00	A	186	6248.40	D	206	6406.20	D
7	4140.00	B	27	4671.32	B	47	4534.34	B	67	3780.00	A	87	5200.00	D	107	5291.32	D	127	6000.00	C	147	3955.00	A	167	3780.00	A	187	6248.40	D	207	6406.20	D
8	4140.00	B	28	4671.32	B	48	4538.17	B	68	3780.00	A	88	5200.00	D	108	5200.00	D	128	6000.00	C	148	3955.00	A	168	4311.32	A	188	6248.40	D	208	6406.20	D
9	4140.00	B	29	4680.00	B	49	4792.22	B	69	3780.00	A	89	5200.00	D	109	5200.00	D	129	6000.00	C	149	3955.00	A	169	6239.72	D	189	6248.40	D	209	6406.20	D
10	4140.00	B	30	4680.00	B	50	4311.32	A	70	3780.00	A	90	5200.00	D	110	5200.00	D	130	6000.00	C	150	3955.00	A	170	6248.40	D	190	6248.40	D	210	6406.20	D
11	4140.00	B	31	4680.00	B	51	3780.00	A	71	3780.00	A	91	5200.00	D	111	5200.00	D	131	6000.00	C	151	3955.00	A	171	6248.40	D	191	6239.72	D	211	6406.20	D
12	4140.00	B	32	4680.00	B	52	3780.00	A	72	3780.00	A	92	5200.00	D	112	5200.00	D	132	6000.00	C	152	3955.00	A	172	6248.40	D	192	6397.52	D	212	6406.20	D
13	4140.00	B	33	4680.00	B	53	3780.00	A	73	4311.32	A	93	5200.00	D	113	5200.00	D	133	6000.00	C	153	3955.00	A	173	6248.40	D	193	6406.20	D	213	6397.52	D
14	4140.00	B	34	4680.00	B	54	3780.00	A	74	5195.02	D	94	5199.95	D	114	5200.00	D	134	6000.00	C	154	4511.32	A	174	6248.40	D	194	6406.20	D	214	6115.09	D
15	4140.00	B	35	4680.00	B	55	3780.00	A	75	5200.00	D	95	5199.95	D	115	5200.00	D	135	6000.00	C	155	4311.32	A	175	6248.40	D	195	6406.20	D	215	6008.17	D
16	4140.00	B	36	4680.00	B	56	3780.00	A	76	5200.00	D	96	5200.00	D	116	5200.00	D	136	6000.00	C	156	3780.00	A	176	6248.40	D	196	6406.20	D	216	6012.61	D
17	4671.32	B	37	4680.00	B	57	3780.00	A	77	5200.00	D	97	5200.00	D	117	5200.00	D	137	6000.00	C	157	3780.00	A	177	6244.62	D	197	6406.20	D	217	6017.05	D
18	4680.00	B	38	4671.32	B	58	3780.00	A	78	5200.00	D	98	5200.00	D	118	5200.00	D	138	6000.00	C	158	3780.00	A	178	6031.38	D	198	6406.20	D	218	6021.49	D
19	4680.00	B	39	4697.07	B	59	3780.00	A	79	5200.00	D	99	5200.00	D	119	7207.38	D	139	6000.00	C	159	3780.00	A	179	6007.11	D	199	6406.20	D	219	6025.92	D
20	4680.00	B	40	4509.18	B	60	3780.00	A	80	5200.00	D	100	5200.00	D	120	12547.15	D	140	6021.98	C	160	3780.00	A	180	6011.55	D	200	6406.20	D	220	6031.02	D

Lot Table																																
Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category
221	5991.32	D	241	6000.00	D	261	6011.98	D	281	4141.47	B	301	4409.57	B	321	4140.00	B	341	3780.00	A	361	4140.00	B	381	4253.96	B	401	4140.00	B	421	4140.00	B
222	6000.00	D	242	6000.00	D	262	6271.82	D	282	4141.47	B	302	4409.57	B	322	4140.00	B	342	3780.00	A	362	4140.00	B	382	4262.64	B	402	4140.00	B	422	4140.00	B
223	6000.00	D	243	5992.29	D	263	6663.50	D	283	4141.47	B	303	4409.57	B	323	4140.00	B	343	3783.44	A	363	4140.00	B	383	4262.64	B	403	4131.32	B	423	4140.00	B
224	6000.00	D	244	5992.29	D	264	6000.00	D	284	4141.47	B	304	4409.57	B	324	4176.22	B	344	3780.00	A	364	4140.00	B	384	4262.64	B	404	4131.32	B	424	4140.00	B
225	6000.00	D	245	6000.00	D	265	6000.00	D	285	4141.47	B	305	4409.57	B	325	4311.32	A	345	3780.00	A	365	4140.00	B	385	4262.64	B	405	4140.00	B	425	4131.32	B
226	6000.00	D	246	6000.00	D	266	6000.00	D	286	4141.47	B	306	4405.13	B	326	3780.00	A	346	3780.00	A	366	4140.00	B	386	4262.64	B	406	4140.00	B	426	4266.32	B
227	5991.32	D	247	6000.00	D	267	6000.00	D	287	4141.47	B	307	4185.12	B	327	3780.00	A	347	3780.00	A	367	4140.00	B	387	4262.64	B	407	4140.00	B	427	4275.00	B
228	5991.32	D	248	6000.00	D	268	6000.00	D	288	4141.47	B	308	4140.00	B	328	3780.00	A	348	4311.32	A	368	4140.00	B	388	4262.64	B	408	4140.00	B	428	4275.00	B
229	6000.00	D	249	6000.00	D	269	6000.00	D	289	4165.36	B	309	4140.00	B	329	3780.00	A	349	4140.00	B	369	4251.87	B	389	4262.64	B	409	4140.00	B	429	4275.00	B
230	6000.00	D	250	6000.00	D	270	6000.83	D	290	5035.06	B	310	4140.00	B	330	3783.44	A	350	4140.00	B	370	4262.64	B	390	4262.64	B	410	4140.00	B	430	4275.00	B
231	6000.00	D	251	6000.00	D	271	4140.55	B	291	4405.48	B	311	4140.00	B	331	3780.00	A	351	4140.00	B	371	4262.64	B	391	4281.56	B	411	4140.00	B	431	4275.00	B
232	6000.00	D	252	5992.29	D	272	4140.00	B	292	4409.57	B	312	4140.00	B	332	3780.00	A	352	4140.00	B	372	4262.64	B	392	5133.30	B	412	4140.00	B	432	4275.00	B
233	6000.00	D	253	6000.00	D	273	4140.00	B	293	4409.57	B	313	4140.00	B	333	3780.00	A	353	4140.00	B	373	4262.64	B	393	4134.52	B	413	4140.00	B	433	4275.00	B
234	5991.32	D	254	6000.00	D	274	4140.00	B	294	4409.57	B	314	4140.00	B	334	3780.00	A	354	4140.00	B	374	4262.64	B	394	4140.00	B	414	4135.00	B	434	4275.00	B
235	5992.29	D	255	6000.00	D	275	4140.00	B	295	4409.57	B	315	4135.62	B	335	3780.00	A	355	4140.00	B	375	4262.64	B	395	4140.00	B	415	4135.31	B	435	4275.00	B
236	6000.00	D	256	6000.00	D	276	4140.00	B	296	4409.57	B	316	4135.62	B	336	4311.32	A	356	4140.00	B	376	4262.64	B	396	4140.00	B	416	4140.00	B	436	4270.75	B
237	6000.00	D	257	6000.00	D	277	4140.00	B	297	4409.57	B	317	4140.00	B	337	4311.32	A	357	4140.00	B	377	4262.64	B	397	4140.00	B	417	4140.00	B	437	5232.20	D
238	6000.00	D	258	6000.00	D	278	4140.00	B	298	4402.15	B	318	4140.00	B	338	3780.00	A	358	4140.00	B	378	4262.64	B	398	4140.00	B	418	4140.00	B	438	5238.12	D
239	6000.00	D	259	6000.00	D	279	4140.00	B	299	4417.17	B	319	4140.00	B	339	3780.00	A	359	4140.00	B	379	4262.64	B	399	4140.00	B	419	4140.00	B	439	5243.48	D
240	6000.00	D	260	6000.00	D	280	4320.90	B	300	4409.57	B	320	4140.00	B	340	3780.00	A	360	4140.00	B	380	4253.96	B	400	4140.00	B	420	4140.00	B	440	5248.85	D

Lot Table																	
Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category	Lot #	Area	Category
441	5254.21	D	461	5200.18	D	481	3780.00	A	501	4018.58	A	521	5200.00	D	541	5200.00	D
442	5259.57	D	462	5200.18	D	482	3780.00	A	502	4590.29	A	522	5200.00	D	542	5200.00	D
443	5264.93	D	463	5200.18	D	483	3780.00	A	503	5356.14	D	523	5200.00	D	543	5491.49	D
444	5270.29	D	464	5200.18	D	484	4311.32	A	504	5199.82	D	524	5200.00	D	544	5695.10	D
445	5275.65	D	465	5200.18	D	485	4511.32	A	505	5199.82	D	525	5200.00	D	545	5625.00	D
446	5284.12	D	466	5313.45	D	486	3955.00	A	506	5199.82	D	526	5191.32	D	546	5625.00	D
447	5911.51	D	467	4311.32	A	487	3955.00	A	507	5199.82	D	527	5191.32	D	547	5624.75	D
448	5291.32	D	468	3780.00	A	488	3955.00	A	508	5199.82	D	528	5200.00	D			
449	5200.00	D	469	3780.00	A	489	3955.22	A	509	5199.82	D	529	5200.00	D	TOTAL: 2,650,846.74 SF		
450	5200.00	D	470	3780.00	A	490	3959.21	A	510	5199.82	D	530	5200.00	D			
451	5200.00	D	471	3780.00	A	491	3964.53	A	511	5199.82	D	531	5200.00	D			
452	5291.32	D	472	3780.00	A	492	3969.86	A	512	5199.82	D	532	5200.00	D			
453	5322.17	D	473	3780.00	A	493	3975.19	A	513	5665.89	D	533	5200.00	D			
454	5322.17	D	474	3780.00	A	494	3981.28	A	514	5291.32	D	534	5191.32	D			
455	5322.17	D	475	3780.00	A	495	3986.61	A	515	5200.00	D	535	5200.00	D			
456	5666.29	D	476	3780.00	A	496	3991.94	A	516	5200.00	D	536	5200.00	D			
457	5200.18	D	477	3780.00	A	497	3997.26	A	517	5200.00	D	537	5200.00	D			
458	5200.18	D	478	3780.00	A	498	4002.59	A	518	5291.32	D	538	5200.00	D			
459	5200.18	D	479	3780.00	A	499	4007.92	A	519	5191.32	D	539	5200.00	D			
460	5200.18	D	480	3780.00	A	500	4013.25	A	520	5200.00	D	540	5200.00	D			

N.T.S.

Project:

Revisions:

APRIL 23, 2020 - 1ST PRELIMINARY PLAT SUB.
AUGUST 14, 2020 - 2ND PRELIMINARY PLAT SUB.
OCTOBER 19, 2020 - 3RD PRELIMINARY PLAT SUB.

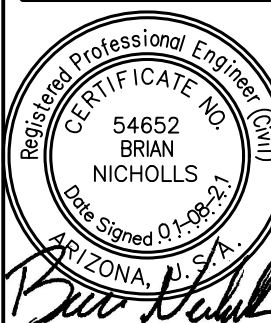
Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer:

Drawn by:



Job No.
19-075

PP08

Chart No.

9
of 9

Fulton Homes at Prasada

Fulton Homes at Prasada
Surprise, AZ

1130 N Alma School Road
Suite 120
Mesa, AZ 85204

Fulton Homes at Prasada

Surprise, Arizona



Preliminary Landscape Design Package

April 23, 2020

Resubmitted: August 13, 2020

October 20, 2020

November 24, 2020

DEVELOPER:

FULTON HOMES

9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284
(480) 753-6789
Contact: Norm Nicholls
NNicholls@fultonhomes.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
Aliza.Sabin@epsgroupinc.com

PLANNER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Brian Nicholls, PE
Brian.Nicholls@epsgroupinc.com

FULTON HOMES

You're Proud To Own, We're Proud To Build!



<u>DEVELOPER:</u> FULTON HOMES 9140 S. KYRENNE RD., SUITE 202 TEMPE, AZ 85284 TEL: (480) 751-4799 CONTACT: NORM NICHOLLS	<u>ENGINEER:</u> EPS GROUP, INC. 1130 N. ALMA SCHOOL, SUITE 120 MESA, AZ 85201 TEL: (480) 962-2350 CONTACT: BRIAN NICHOLLS
<u>LANDSCAPE ARCHITECT:</u> EPS GROUP, INC. 1130 N. ALMA SCHOOL, SUITE 120 MESA, AZ 85201 TEL: (480) 962-2350 CONTACT: ALISA SABIN; RILEY	<u>PLANNER:</u> EPS GROUP, INC. 1130 N. ALMA SCHOOL, SUITE 120 MESA, AZ 85201 TEL: (480) 962-2350 CONTACT: JOSH HANNON

GROSS AREA:	46.110 AC
NET RESIDENTIAL AREA:	46.777 AC (LOT AREA & OPEN SPACE TRACTS)
LOT SIZES:	
35' x 108' (A)	112
45' x 92' (B)	191
50' x 120' (C)	118
55' x 100' (D)	136
TOTAL	557
GROSS DENSITY:	4.93 DU/AC
OPEN SPACE:	16.91 AC
	22% OF NET RESIDENTIAL AREA
TURF AREA:	166,032 SF (3.81 AC) (22.53% OF OPEN SPACE)

1	ENTRY MONUMENT	5	RAMADA
2	ENTRY TOWER	6	SPORT COURTS
3	POOL AMENITY	7	TURF / RETENTION BASIN
4	TOT LOT	8	RETENTION BASIN
		9	EMERGENCY ACCESS / PEDESTRIAN PATH

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia saligna</i>	Majao	24" Box
	<i>Acacia orearia</i>	Willow Acacia	24" Box
	<i>Conodaphne cuspidata 'Smoothie'</i>	Thornless Condaphne	36" Box
	<i>Conodaphne styligera 'Pink Dwarf'</i>	Chidapa	36" Box
	<i>Rhusus dyscoloratus</i>	Chidapa	24" Planted
	<i>Olivenas 'Sweet Hill'</i>	'Sweet Hill' Olive	36" Box
	<i>Olivenas 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	36" Box
	<i>Pisonia elaeagnifolia</i>	Mandao Pine	24" Box
	<i>Platanus 'X' Red Palm'</i>	Red Palm Petalae	24" Box
	<i>Thoucasia hybrid 'Phoenix'</i>	Thornless Manigua	36" Box
	<i>Quercus virginiana</i>	Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Elmweaver Elm	24" Box

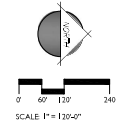
SHRUBS/ACCENTS	COMMON NAME	SIZE
Bougainvillea	La Jolla Bougainvillea	5' tall
Cassipouia peruviana	Red Bark of Paradise	5' tall
Calliandra allamanda	Bay Bay Duster	5' tall
Cassipouia Canbyi (Jackie)	Jackie	5' tall
Delia capensis/Silver Gold	Silver Gold Dalia	1' tall
Eriosema phyllanthi var. Cinnam. Winter 'H'	'Winter 'H' (Eri. Bush)	1' tall
Eriosema hyphomys 'Blue Ball'	Blue Balls	1' tall
Geoplinea hartwegii	San Marcos Hibiscus	5' tall
Hesperaloe parviflora	Cardinal Chempedak	5' tall
Hesperaloe parviflora 'Striklight'	Striklight 'Hesperaloe'	5' tall
Mimulus x Dallas Red	Dallas Red Mimulus	1' tall
Leucosiphon longicaule 'Blue Broom'	Blue Broom Sage	5' tall
Leucosiphon condanum 'Thunder Cloud'	Thunder Cloud Sage	5' tall
Philadelphus angustifolius 'Ragdoll Red'	'Ragdoll Red' Philady	5' tall
Philadelphus angustifolius 'Autumn Gold'	'Autumn Gold' Philady	5' tall
Philadelphus angustifolius	Deer Grass	5' tall
Physcia coccinea 'Campesina'	Dwarf Myrtle	5' tall
Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5' tall
Persea formosa	Perry Persea	5' tall
Rhus typhina	Dwarf Ruttia	5' tall
Rhus typhina	Dwarf Ruttia	5' tall
Sarcococca nana	Desert Cassia	5' tall
Toxicaria x 'Sunrise'	Sunrise Esperanza	5' tall

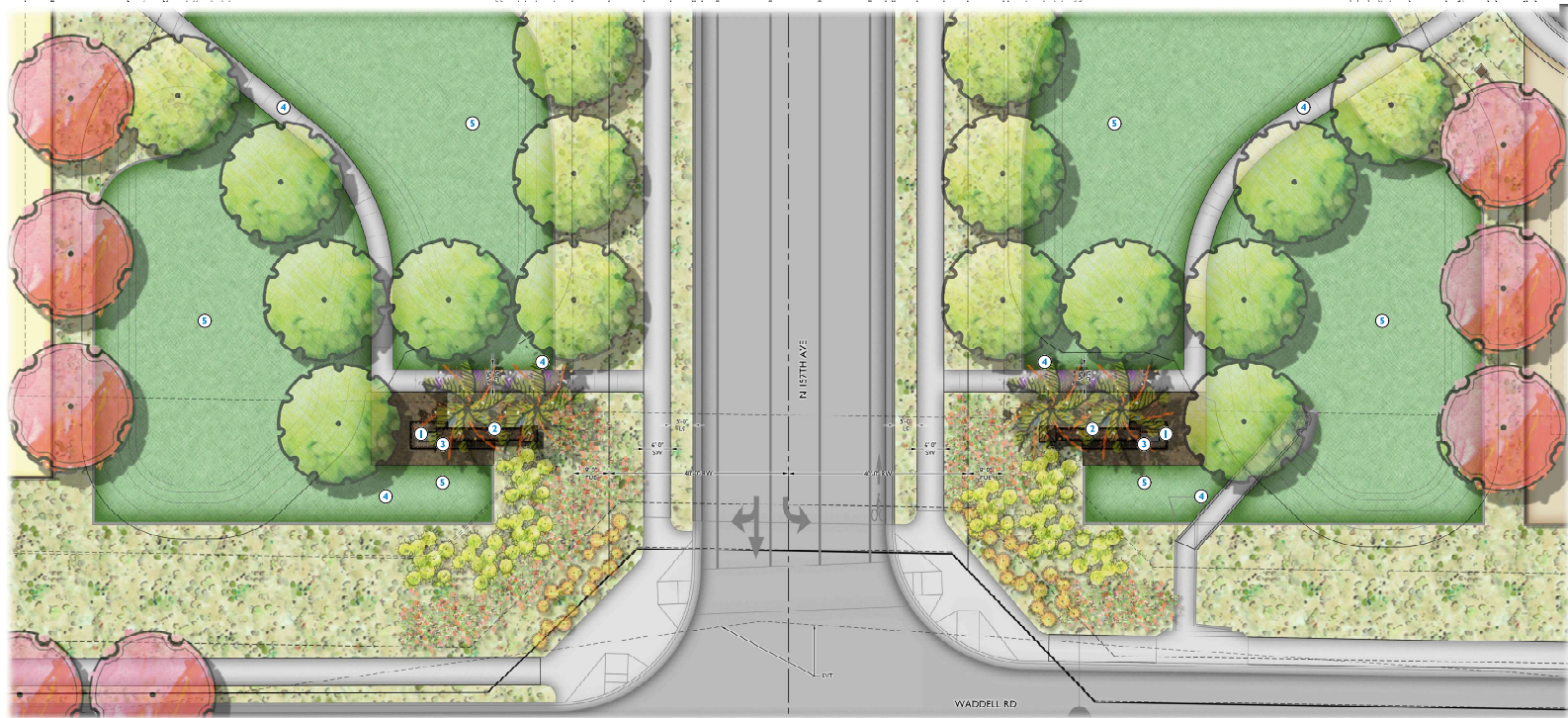
GROUNDCOVERS		COMMON NAME	SIZE
	<i>Cornifolia cuneum</i>	Bush Morning Glory	1 Gal
	<i>Erenophora prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montensis</i>	Trailing Purple Lantana	1 Gal
	Lantana x New Gold	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Hustington Carpet'	Trailing Rosemary	1 Gal

TURF & INERT MATERIALS			
	Cynodon dactylon 'Midiran'	Midiran™	Sod
	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

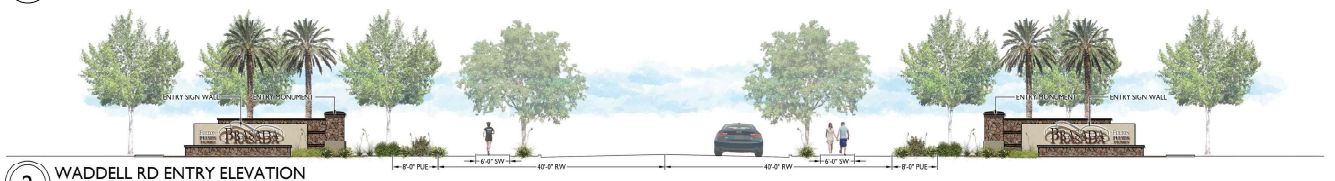
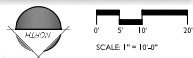
NOTES

1. **RIGHT OF WAY** WITHIN THE UNOBTSTRUCTED NEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
2. **FIRE HYDRANTS** (IRIGATION WATER METER, BACKFLOW PREVENTER, SLEEVES, VALVES, ETC.) EQUIPMENT AND PIPING WILL BE DESIGNED TO CITY OF SURPRISE STANDARDS AND SUBMITTED FOR CITY APPROVAL DURING THE CONSTRUCTION DOCUMENT PHASE.
3. **TREES** LOCATED BETWEEN SIDEWALK AND CURB MUST BE INSTALLED WITH A ROOT BARRIER PER CITY OF SURPRISE DETAIL 8-04.
4. **PAVER** IN THE RIGHT-OF-WAY WILL BE MAINTAINED BY HOA.
5. **ALL PEDESTRIAN PATH** WILL BE 6' MIN.





1 WADDELL RD ENTRY PLAN
Scale: 1" = 10'-0"



2 WADDELL RD ENTRY ELEVATION
Scale: 1/8" = 1'-0"

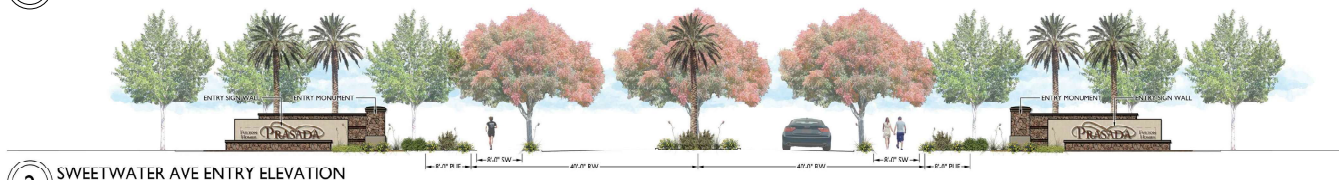
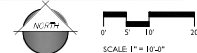
KEYNOTES

- ① ENTRY MONUMENT
- ② ENTRY SIGN WALL
- ③ ENTRY DECORATIVE PAVER
- ④ 6" CONCRETE PATH
- ⑤ TURF





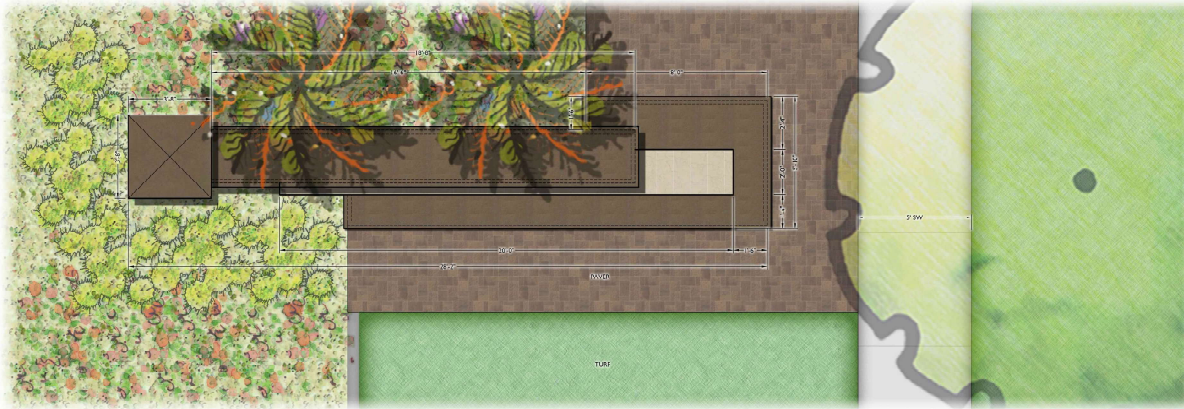
1 SWEETWATER AVE ENTRY PLAN
Scale: 1" = 10'-0"



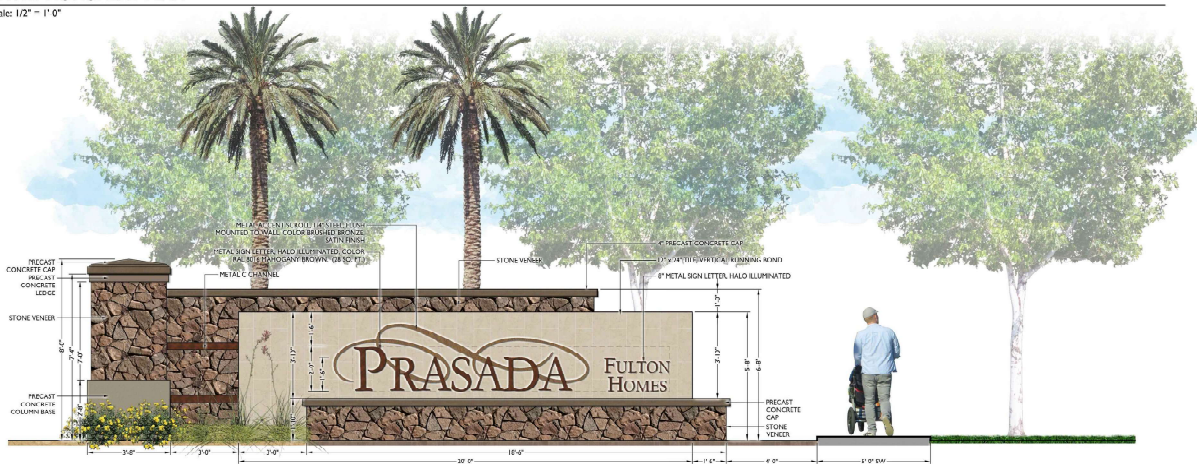
2 SWEETWATER AVE ENTRY ELEVATION
Scale: 1" = 10'-0"

- KEYNOTES**
- 1 ENTRY MONUMENT
 - 2 ENTRY SIGN WALL
 - 3 ENTRY DECORATIVE PAVEMENT
 - 4 6" CONCRETE PATH
 - 5 TURF
 - 6 VEHICULAR PAVEMENT
 - 7 ENTRY MEDIAN





1 ENTRY MONUMENT PLAN
Scale: 1/2" = 1'-0"



2 ENTRY MONUMENT ELEVATION
Scale: 1/2" = 1'-0"

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Surprise, AZ

Entry Monument

L-0.02C
11.24.2020





11/24/2021

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Fulton Homes at Prāsada

Surprise, AZ

Entry Monument Perspective

L-0.02D
11.24.2020



F2020-003



KEYNOTES

- | | | |
|------------------|--------------------------|--------------------|
| 1 POOL AMENITY | 6 TURF / RETENTION BASIN | 11 HALF BASKETBALL |
| 2 POOL BUILDING | 7 CHASE LOUNGE CHAIR | 12 LANDSCAPE BENCH |
| 3 POOL EQUIPMENT | 8 TABLES & CHAIRS | 13 GARDEN WALL |
| 4 POOL RAHADA | 9 30' x 30' RAHADA | 14 BIKE RACK |
| 5 POOL ENTRY | 10 TOT LOT | 15 BBQ GRILL |

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia saligna</i>	Wattle	24" Box
	<i>Acacia saligna</i>	Wattle	24" Box
	<i>Casipoua aculeata 'Smoothie'</i>	Thompson Casipoua	36" Box
	<i>Casipoua aculeata 'Pink Dwarf'</i>	Chickadee	36" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box
	<i>Platanus racemosa</i>	Platanus	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4
	<i>Calliandra callicarpa</i>	Calliandra	1' G4

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TURF & NERT MATERIALS			
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4
	<i>Stenotaphrum secundatum</i>	Stenotaphrum	1' G4

NOTE:
PEDESTRIAN PATH ARE 6" MIN. CONCRETE PATH.





KEYNOTES

- | | |
|------------------------|---------------------------|
| 1 30 x 30 RAMADA | 9 PALM-LINED PROMENADE |
| 2 SHADED TOT LOT | 10 GARDEN WALL |
| 3 BASKETBALL COURT | 11 LANDSCAPE BENCH |
| 4 BOCCIE COURT | 12 BBQ GRILL |
| 5 CORNHOLE | 13 BIKE RACK |
| 6 PICKLEBALL COURT | 14 TRASH RECEPTACLE |
| 7 OVERLOOK PLAZA | 15 TURF / RETENTION BASIN |
| 8 AMPHITHEATER SEATING | 16 TRELLIS WITH SEATWALL |

PLANT LEGEND

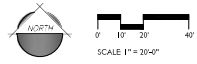
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia senaria	Wattle	24" Box
	Acacia saligna	Willow Acacia	24" Box
	Casahuate casahuate 'Smoothie'	Thompson Casahuate	36" Box
	Chorizanthe latifolia 'Pink Dwarf'	Chorizanthe	24" Box
	Phoenix dactyloides	Queen Palm	20' Planted
	Phoenix dactyloides 'Swan Hill'	Swan Hill Palm	36" Box
	Parinari x Sonoran Emerald	Sonoran Emerald Palo Verde	24" Box
	Prosopis juliflora	Prosopis	24" Box
	Prosopis juliflora 'Red Palm'	Red Palm Prosopis	24" Box
	Prosopis juliflora 'Blue Palm'	Blue Palm Prosopis	24" Box
	Quercus virginiana	Live Oak	24" Box
	Quercus virginiana	Chinese Evergreen Elm	24" Box

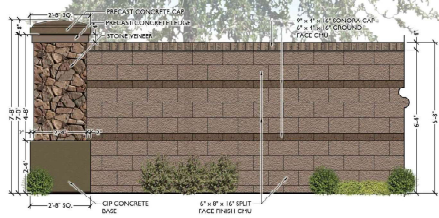
SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
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	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
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	Calliandra callicarpa	Red Bird of Paradise

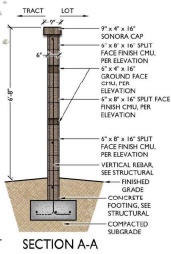
SYMBOL	COMMON NAME	SIZE
TURF & INERT MATERIALS		
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
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	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise
	Calliandra callicarpa	Red Bird of Paradise

NOTE: PEDESTRIAN PATH ARE 6" MIN. CONCRETE PATH.





1 PRIMARY WALL
Scale: 1/2" = 1'-0"



2 SECONDARY WALL
Scale: 1/2" = 1'-0"



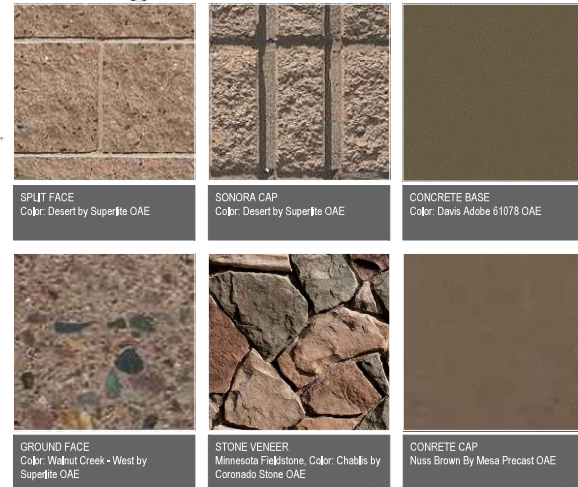
3 TERTIARY WALL
Scale: 1/2" = 1'-0"



4 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



5 GARDEN WALL
Scale: 1/2" = 1'-0"



WALL LEGEND

SYMBOL	ITEM
■	PRIMARY COLUMN
□	SECONDARY COLUMN
—	PRIMARY THEME WALL
- - -	SECONDARY THEME WALL
- · - · -	TERTIARY WALL
- · - · -	PARTIAL VIEW WALL
- · - · -	BUILDER WALL
- · - · -	GARDEN WALL
- · - · -	VIEW FENCE
- · - · -	RAIL FENCE



PRIMARY THEME WALL (PRIMARY COLUMN)



SECONDARY THEME WALL (SECONDARY COLUMN)



TERTIARY THEME WALL (SECONDARY COLUMN)



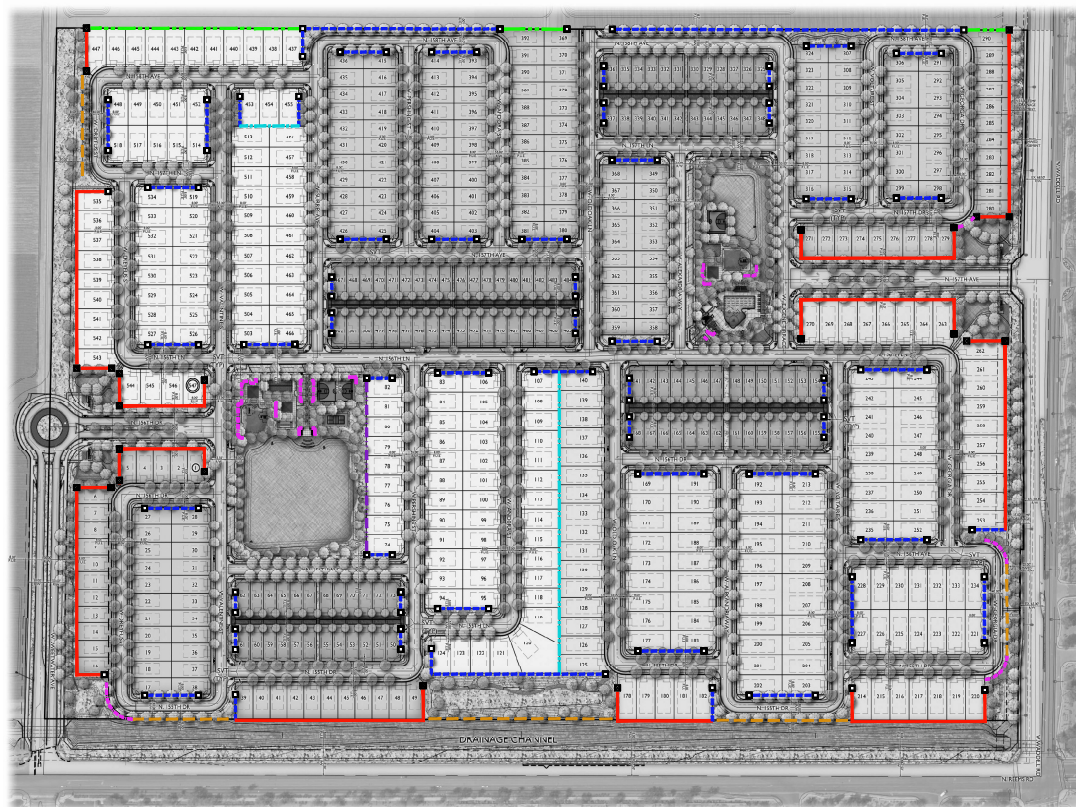
PARTIAL VIEW WALL



GARDEN WALL



RAIL FENCE



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Fulton Homes at Prasada

Surprise, AZ

Conceptual Wall Plan

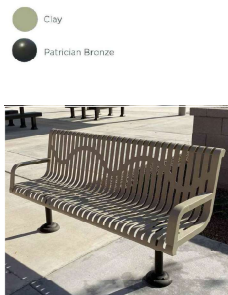
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11.24.2020



MATERIALS & COLOR BOARD



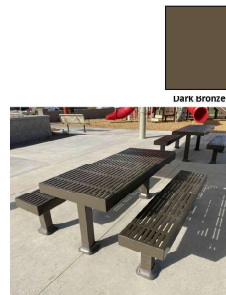
PET STATION
JJB204 BY Zero Waste USA
Co:pr Green OAE



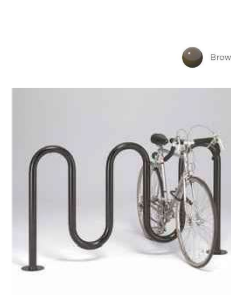
LANDSCAPE BENCH
By Webcoat, Model B6WBWINGLINES,
Color: Seat: Clay; Frame: Patrician Bronze OAE



TRASH RECEPTACLE
By Webcoat, Model TR32CLASSIC
Color: Can Clay; Lid: Brown OAE



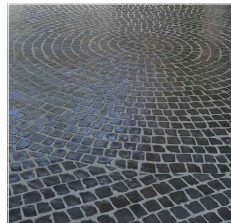
PICNIC TABLE
By Wabash Valley, DS201T Surface Mount
Color: Seat & Frame: Dark Bronze, OAE



Bike Rack
By Webcoat, Model MSBR, In-Ground Mount
Color: Bronze OAE



BBQ GRILL
By Wabash Valley, Model GR105N
Color: Black OAE



ROUNDABOUT VEHICULAR PAVEMENT
Color: Charcoal, Pattern: Fan, Joint: Traditional
Grout by Creative Paving Solutions, OAE



METAL COLOR
Grey Beige RAL-1019



DECOMPOSED GRANITE
Desert Brown: 3/8" Screened (Landscape Areas) and 1/4" Minus (Paths) or Equal



DECORATIVE PAVER (ALLEY & ENTRY MONUMENT)
Catalina Stone, Color Sierra, in 3 Piece Combo
Pattern by Belgard OAE



FS20-363

Fulton at Prasada

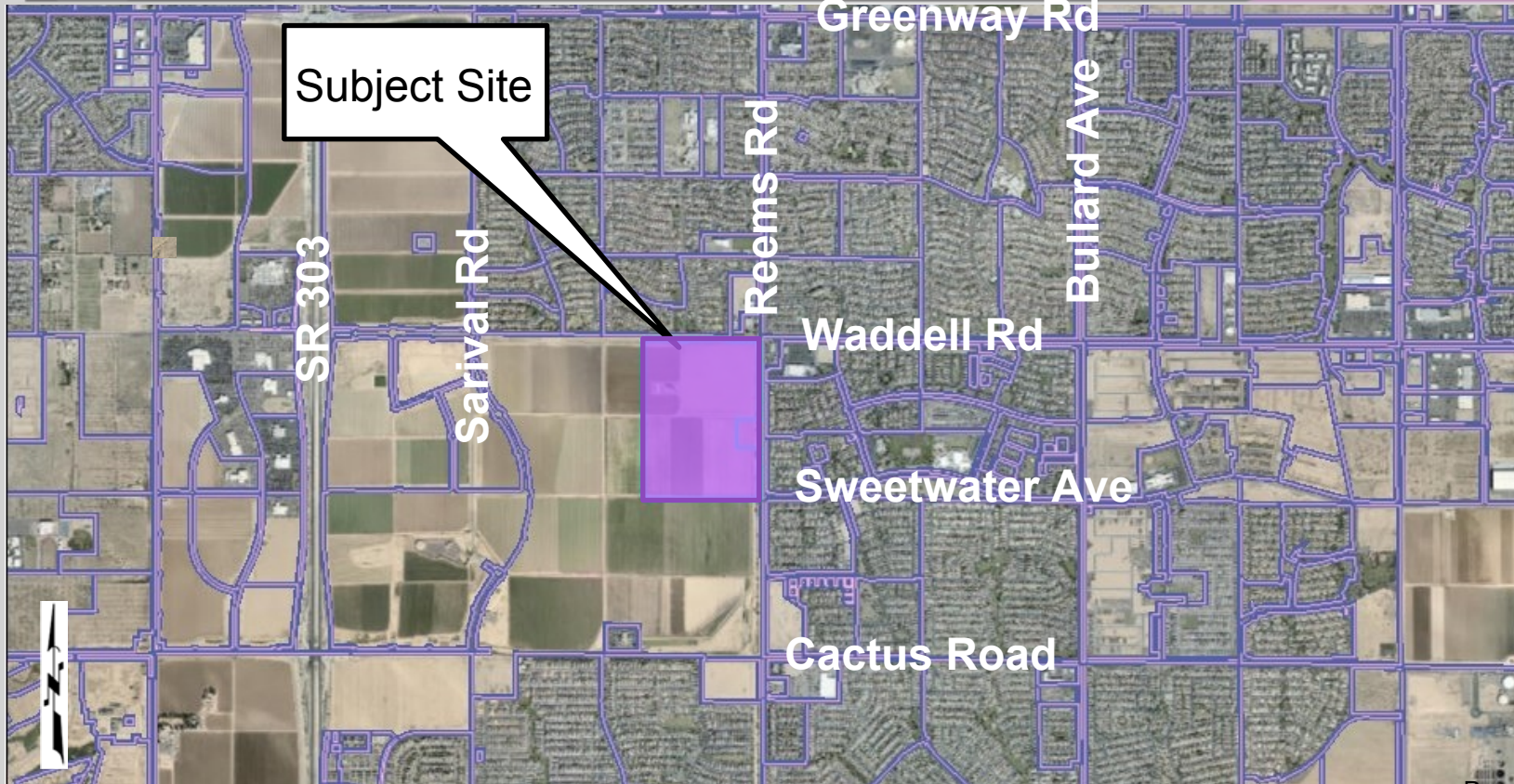
Preliminary Plat

Planning and Zoning Commission – March 18, 2021

VICINITY MAP

FS20-363

Fulton at Prasada PP



CASE MAP

FS20-363

Fulton at Prasada PP

Waddell Rd

Sarival Rd

Sweetwater Ave

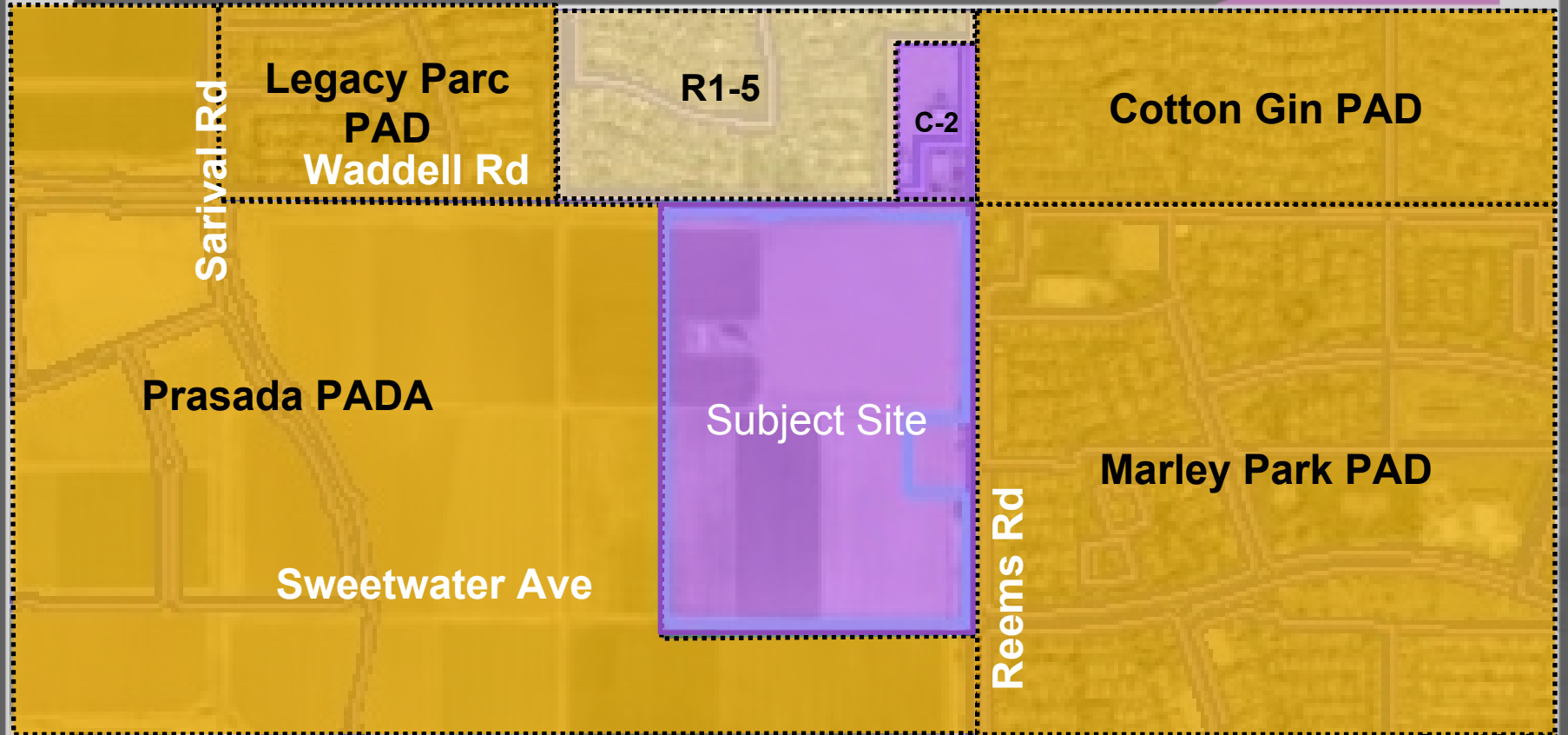
Subject Site

Reems Rd

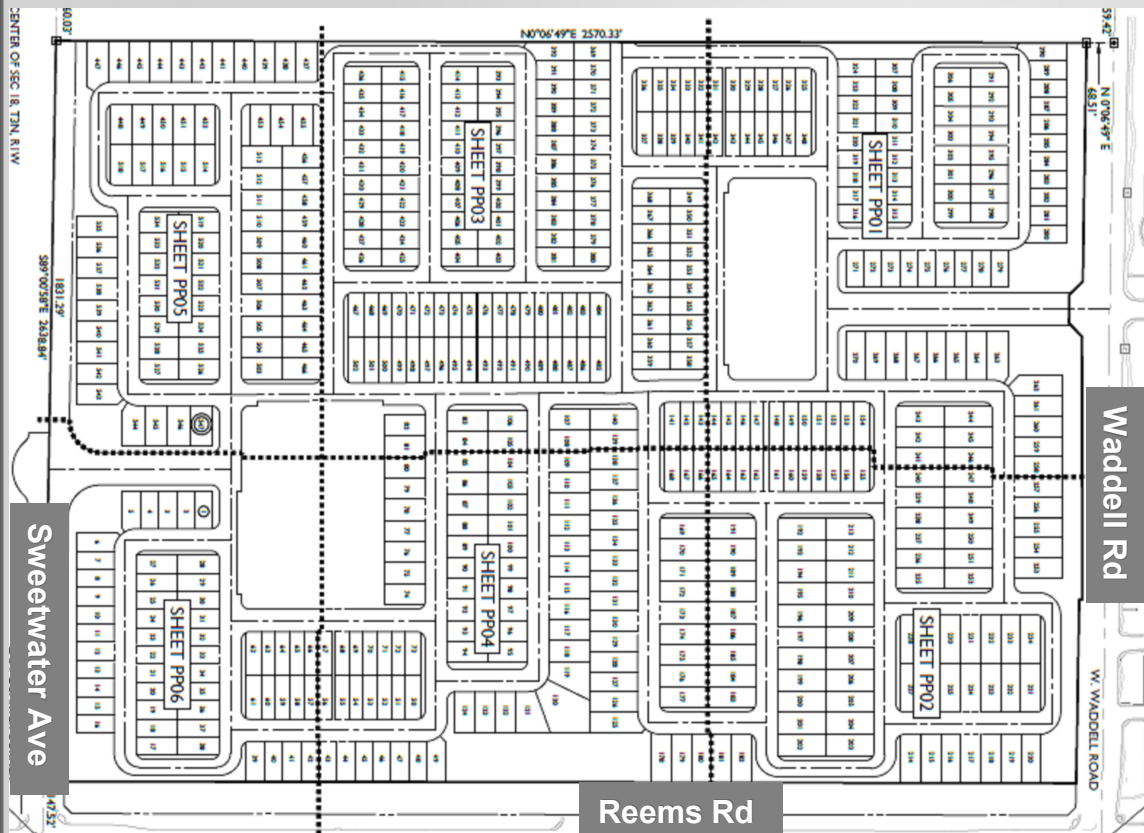
ZONING MAP

FS20-363

Fulton at Prasada PP



PRELIMINARY PLAT



PROJECT DATA

GROSS AREA: +/- 110.96 AC
 NET RESIDENTIAL AREA: +/- 77.77 AC (LOT AREA & OPEN SPACE TRACTS)

LOT SIZES:	
35' x 108'	(A) 112
45' x 92'	(B) 191
50' x 120'	(C) 118
52' x 100'	(D) 126
TOTAL	547

GROSS DENSITY: 4.93 DU/AC

OPEN SPACE: 16.91 AC
 22% OF NET RESIDENTIAL AREA
 TURF AREA: 166,032 SF (3.81 AC) (22.53% OF OPEN SPACE)

LAND MASS AREA TABLE

DEDICATED RIGHTS-OF-WAY	33.19 AC.
OPEN SPACE	16.91 AC.
CUMULATIVE LOT AREA	60.86 AC.
NET RESIDENTIAL AREA	77.77 AC.
OPEN SPACE % NET RESIDENTIAL AREA	22%
GROSS AREA	110.96 AC.



FS20-363

LOTS AND ACCESS



- A: 35' x 108' = 112 lots
 (rear loaded alley units)
- B: 45' x 92' = 191 lots
- C: 50' x 120' = 118 lots
- D: 52' x 100' = 126 lots
- Amenity Parking
- Primary interior street
- Full turning access
 - 2 entrances
 - Reems via Sweetwater
 - Waddell



OPEN SPACE



PROJECT DATA

GROSS AREA: +/- 110.96 AC
NET RESIDENTIAL AREA: +/- 77.77 AC (LOT AREA & OPEN SPACE TRACTS)

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FS20-363

OPEN SPACE



Total Open Space=16.91



ac

Active Open Space (41%)



- 2 Community Amenities



Passive Open Space (59%)



Drainage Channel

Extra Pedestrian Paths

- In addition to sidewalks
- Midblock cut through
- Access to adjacent ROWs



FS20-363

AMENITIES



- Turf & Retention
- Pool Amenity with:
 - Building
 - Lounge Chairs
 - Tables and chairs
- Ramada (30' x 30') with:
 - BBQ
 - Bike Racks
- Tot Lot with benches
- Half Basketball Court
- Additional off-street parking
 - 35 spaces



AMENITIES



 **Turf & Retention**

 **Sport Courts**

- Full size basketball
- Pickleball
- Bocce Ball
- Cornhole

 **Ramada (30' x 30') with:**

- BBQ
- Bike Racks

 **Tot Lot with benches**

 **Amphitheater Seating**

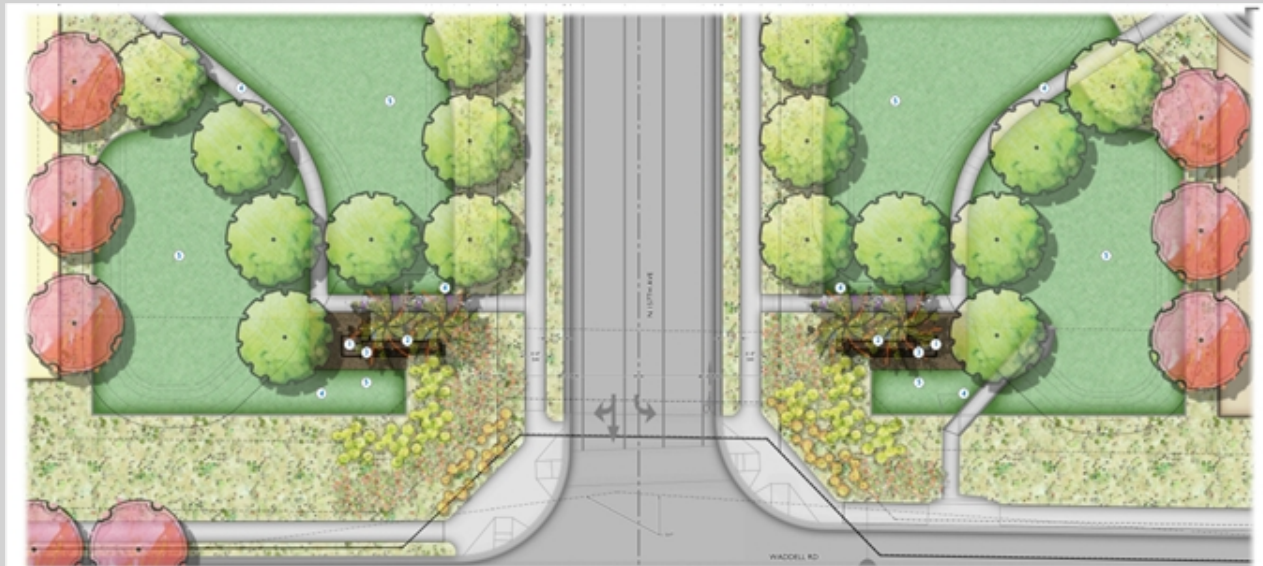
 **Additional off-street parking**

- 34 spaces



FS20-363

WADDELL ENTRANCE



1 WADDELL RD ENTRY PLAN
Scale: 1" = 10'-0"



2 WADDELL RD ENTRY ELEVATION
Scale: 1/8" = 1'-0"



KEYNOTES

- 1 ENTRY LANDSCAPING
- 2 ENTRY BUILDING
- 3 ENTRY DECORATIVE PLANTER
- 4 CONCRETE PATH
- 5 TREES

SWEETWATER ENTRANCE



1 SWEETWATER AVE ENTRY PLAN
Scale: 1" = 10'-0"



2 SWEETWATER AVE ENTRY ELEVATION
Scale: 1" = 10'-0"



KEYNOTES

- 1 ENTRY PAVEMENT
- 2 ENTRY SIGN WALL
- 3 ENTRY DECORATIVE FENCE
- 4 6" CONCRETE PATH
- 5 PLANT
- 6 HEDGELINE PLANT
- 7 ENTRY MEDIAN



Fulton Homes at Prada

Surprise, AZ

Entry Enlargement Plan - Sweetwater Ave

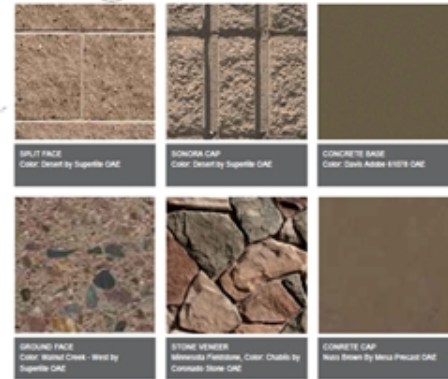
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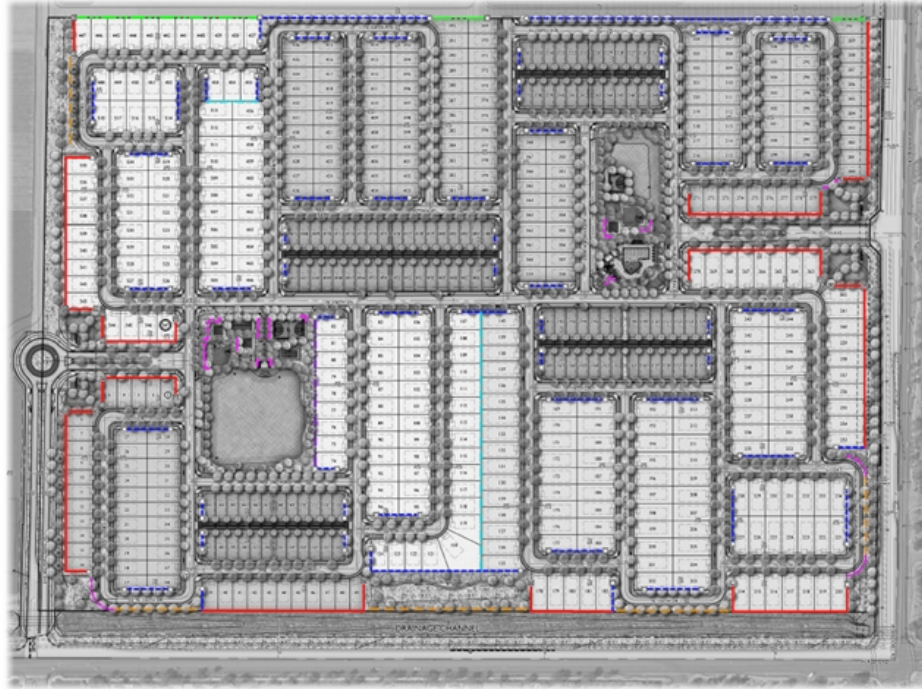
FS20-363

Page 105 of 111

WALL PLAN



WALL PLAN



WALL LEGEND

SYMBOL	ITEM
BE	PRIMARY COLUMN
ED	SECONDARY COLUMN
---	PRIMARY THEME WALL
---	SECONDARY THEME WALL
---	TERTIARY WALL
---	PARTIAL VIEW WALL
---	BUILDING WALL
---	GARDEN WALL
---	VIEW FENCE
---	RAIL FENCE



PRIMARY THEME WALL (PRIMARY COLUMN)



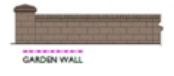
SECONDARY THEME WALL (SECONDARY COLUMN)



TERTIARY THEME WALL (SECONDARY COLUMN)



PARTIAL VIEW WALL



GARDEN WALL



RAIL FENCE



SCALE: 1" = 125'-0"

MONUMENT PLAN



1 ENTRY MONUMENT PLAN
Scale: 1/2" = 1'-0"



2 ENTRY MONUMENT ELEVATION
Scale: 1/2" = 1'-0"



CONCLUSION

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed 547 subdivision is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the residents.

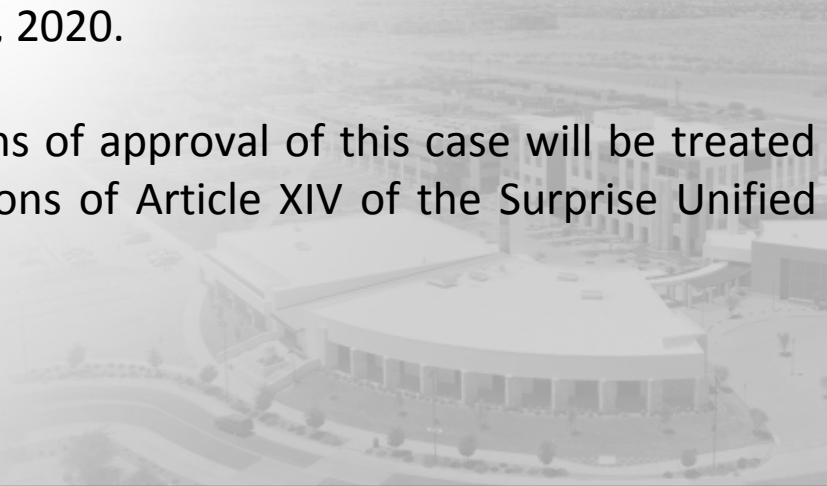
Recommendation:

Staff recommends approval of the subject Preliminary Plat subject to stipulations 'a' through 'c' as outlined in the Staff Report.



QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Fulton Homes at Prasada”, consisting of nine (9) sheets prepared by EPS Group and stamped received January 19, 2021.
 - b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled “Fulton Homes at Prasada”, consisting of twelve (12) sheets prepared by EPS Group and stamped received December 2, 2020.
 - c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.